









A truly exceptional former show home occupying one of the largest house styles on the highly sought-after Sandpiper View development, ideally positioned in the heart of East Boldon Village and conveniently bordering the neighbouring village of Cleadon.

Immaculately presented throughout, this impressive family home offers spacious and versatile accommodation arranged over three floors, with the added reassurance of a 10-year NHBC warranty still in place.

The property provides an outstanding four-bedroom layout, including a particularly impressive principal bedroom featuring a dressing room and en-suite, while a further bedroom benefits from its own en-suite facilities. The remaining bedrooms are generous in size and complemented by a stylish family bathroom.

At the heart of the home is a superb open-plan kitchen, living and dining space, creating a bright and sociable area ideal for both everyday family life and entertaining. There is also a separate lounge, ground-floor WC and excellent storage throughout.

Externally, the property continues to impress. The sun-drenched rear garden provides a wonderful private outdoor space, while to the rear there is also off-street parking for up to five vehicles, a garage and an electric vehicle charging point.

The location is equally appealing. Sandpiper View is within easy walking distance of the excellent range of shops, cafés, restaurants, schools and everyday amenities available in East Boldon and Cleadon, while East Boldon Metro Station is also conveniently close.

For commuters, the Metro provides a direct and convenient connection towards Newcastle city centre, with journeys to the city centre taking approximately 25 minutes. Newcastle International Airport is also readily accessible, at around 15 miles away and approximately 35 minutes by car, making the property particularly well positioned for both daily commuting and travel further afield.

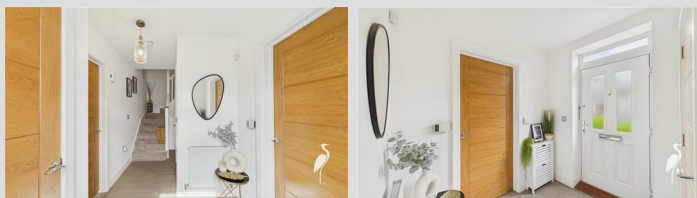
MAIN ROOMS AND DIMENSIONS

With its exceptional presentation, generous proportions, three floors of living accommodation, superb bedroom configuration, landscaped gardens, extensive parking, garage, EV charging and enviable village location, this is a standout family home that combines the finish and presentation of a show home with the practicality of a substantial modern property.

Ground Floor

Access via Composite entrance door into the reception hall.

Reception Hall



Radiator, storage cupboard and stairs to first floor.

Lounge 17'8" x 11'2"



Double glazed box bay window to front and double glazed window to side. Double radiator.

Open Plan Kitchen/Dining Area 20'9" x 13'8"



Range of modern wall and base units with countertops over incorporating a 1.5 bowl undermount sink and drainer unit with mixer tap. Integrated double oven, electric hob and extractor hood, fridge freezer, washing machine and

dishwasher. Also benefitting from a three seater breakfasting island with matching countertops and base units. Double glazed box bay window to side elevation and UPVC double glazed folding doors to rear.

Cloakroom/WC



Low level wc, hand wash basin and radiator.

First Floor Landing



Landing with radiator and stairs to the second floor.

Bedroom 3 17'7" x 11'2"



4x double glazed windows to side and rear elevations, radiator and built in storage.

Bedroom 4 17'8" x 11'1"



4x double glazed windows to front and side elevations and a radiator.

Family Bathroom



Bath with shower tap, shower cubicle, low level wc and hand wash basin. Chrome heated towel rail and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Second Floor Landing



Landing with radiator and access point to loft.

Principle Bedroom 17'8" x 11'1"



4x double glazed windows to front and side elevations, 2x radiator and door to en suite and dressing room.

Dressing Area 4'6" x 7'10"



Built in wardrobes and dresser drawers. Double glazed window and door to en suite bathroom.

En Suite Bathroom



Bath with shower over, low level wc and hand wash basin. Chrome heated towel rail and double glazed window.

Bedroom 2 10'8" x 13'9"



2x double glazed windows to the rear, radiator and door to the en suite shower room.

En Suite Shower Room



Shower cubicle, low level wc and hand wash basin. Chrome heated towel rail and double glazed window.

Outside



Sun-drenched rear garden provides a wonderful private outdoor space, while to the rear there is also off-street parking for up to five vehicles, a garage and an electric vehicle charging point.

Garage 9'0" x 20'3"



Access via up and over door.

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax is Band E.

Viewings Srd

To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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MAIN ROOMS AND DIMENSIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	86	94
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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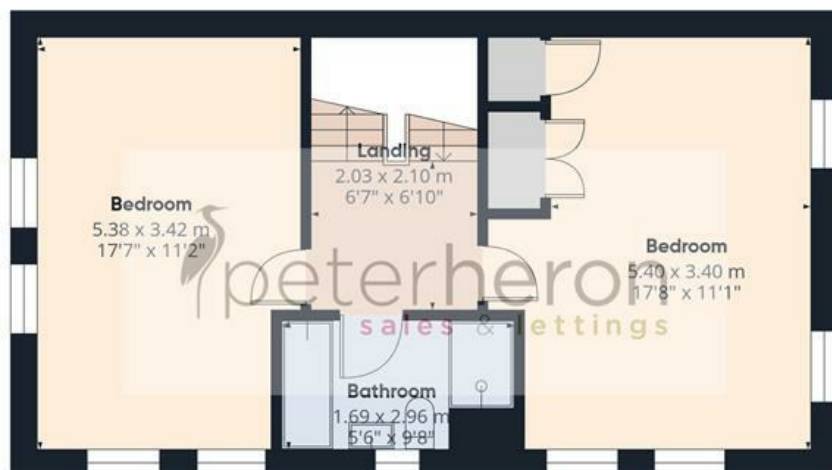


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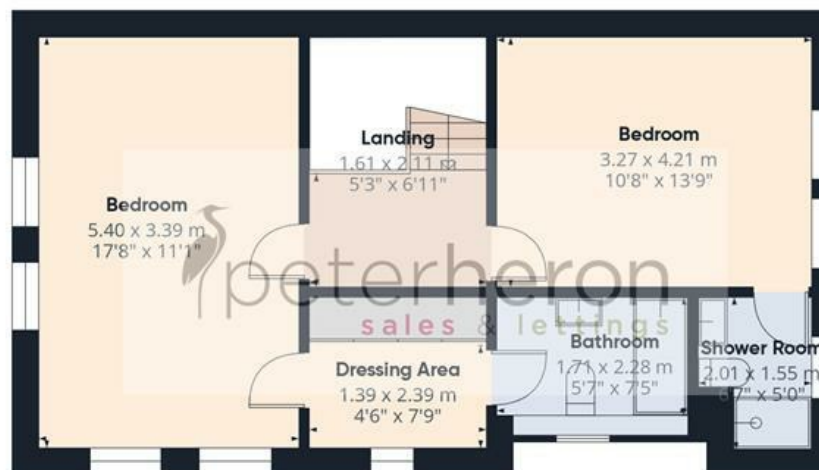
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Ground Floor



First Floor



Second Floor

Approximate total area⁽¹⁾

155.3 m²

1675 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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