









With an open aspect to the front looking out towards Greenbelt and boasting an extremely sought after position on this well established and highly regarded countryside lane within the affluent village of Cleadon; we are delighted to introduce to you this tastefully appointed and recently refurbished four bedroom detached home. The properties accommodation is arranged over two floors and includes at ground floor level - a delightful reception hall with solid oak / glass staircase, ground floor washroom, lounge, dining room, home cinema, fully integrated kitchen and utility; whilst at first floor level, there is an impressive master bedroom with outstanding views to the front, a walk through wardrobe and and a large en-suite shower room. In addition there are three further bedrooms and a family bathroom. The subject of considerable capital expenditure, this wonderful home is ideal for those discerning families looking for a "ready to move into" property with individual styling!

Offered with immediate vacant possession and no upward chain. this fine home benefits from upvc glazed windows complete with plantation shutters, bifolding doors, gas central heating, some underfloor heating, a tasteful mix of tiled and wood flooring, stunning bathroom fittings and photovoltaics to the roof.

Occupying a generous corner site, boasting landscaped gardens to the front with a large block paved drive, integral garage with Hormann remote controlled door and thoughtfully designed mature gardens to the side and rear, this truly is a home which will impress upon inspection.

MAIN ROOMS AND DIMENSIONS

Located on Moor Lane, set on the periphery of Cleadon Village. Cleadon Village is arguably one of the prettiest locations within Wearside and South Tyneside and offers excellent amenities with superb restaurants, cafes and shops close to hand and highly reputable schools supplemented by additional facilities in South Shields and Sunderland. Cleadon is conveniently placed for access to the Tyne and Wear Metro and regional road network and is ideal for commuting into the Wearside and Tyneside conurbation. Immediate internal inspection unreservedly recommended!

Ground Floor

Composite door with matching windows and plantation shutters providing access to

Reception Hall



Concealed LED downlights, understairs cloaks cupboards, oak flooring, oak and glass staircase, contemporary design radiator serving

Lounge 10'10" x 19'5"



UPVC double glazed bay window with plantation shutters to front elevation, contemporary design low level convector radiator, second wall mounted vertical radiator, feature ceiling with LED uplights, wall mounted contemporary electric fire with remote control, wall preparation for flat screen TV, oak flooring, floor to ceiling bespoke wall unit with shelving and cupboards leading through to

Dining Room 9'0" x 26'9"



Maximum dimensions. Oak flooring, LED concealed downlights, contemporary design radiator, bespoke fitted sideboard with matching shelving, two sets of double glazed bi-folding patio doors set behind bi-folding plantation shutters and leading out into rear gardens. Open plan to

Kitchen 13'8" x 16'8"



Extensive range of Italian design high gloss base and eye level units with Silestone working surfaces and upstands

incorporating an under bench Franke 1.5 bowl stainless steel sink unit with Quooker pedestal mixer tap delivering instant boiling water. Integrated appliances include a Siemens induction hob, double electric oven (one of which is a combination microwave and the other WIFI controlled), an integrated Neff dishwasher, integrated AEG fridge freezer and an impressive wall unit featuring gas fronted display cabinets with ambient lighting and mirrored splash backs, whilst an impressive cocktail cabinet accompanied by a second refrigerator for drinks etc. makes the main hub of the house ideal for entertaining! An island featuring a breakfast bar and downlighting occupies the centre of the room and UPVC double glazed windows with plantation shutters and a composite door are located to the front elevation. Other features of note include led worktop lighting, mirrored splashbacks, concealed LED downlights, vertical contemporary design radiator x2, wall brackets for flat screen TV and ambient lighting.

Utility



Wall mounted gas boiler serving hot water and radiators, space and plumbing for automatic washer/dryer, Hive thermostat, velux window to vaulted ceiling, Quartz tiled wall.

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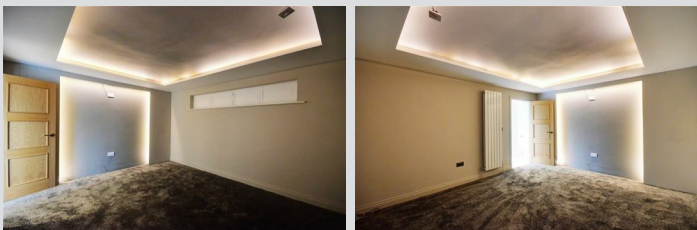
MAIN ROOMS AND DIMENSIONS

Ground Floor Washroom



Wall hung Vileroy & Boch pan with concealed cistern, wall mounted Vileroy Boch washbasin vanity unit with drawers under and Axor Stark V crystal look vortex pedestal tap, fitted heated mirror with lighting - stunning white suite with tiled walls and floor, LED downlighting and Ambient lighting, wall mounted ladder design heated towel radiator, UPVC double glazed window to side.

Home Cinema 12'0" x 14'6"



UPVC double glazed windows to side with shutters, wall preparation for projector and or flat screen TV, cabling for sound system, feature ceiling with ambient LED lighting, contemporary design vertical radiator.

First Floor Landing



LED concealed downlights to ceiling, UPVC double glazed window to front with plantation shutters, contemporary design radiator, access point to loft.

Master Bedroom 12'0" x 12'0"



UPVC double glazed window to front with plantation shutters taking in views across farmland, contemporary design radiator, second UPVC double glazed window to side with shutters, wall preparation for Plasma screen TV.

Walk through Wardrobes 12'0" x 4'10"



Hanging rails, drawers, shoe drawers and fitted shelving, LED downlights to ceiling, full height mirrors at both ends leading through to

En-Suite 7'6" x 11'9"



Geberit wall hung remote control WC with wash and dry feature, double width Keuco wall mounted washbasin vanity unit with fitted drawers under and pedestal mixer tap, walk in shower enclosure with cushion flooring, Rainforest showerhead and secondary designer shower attachment, toughened glass screen - stunning white suite with underfloor heating, tiled floor, tiled walls, wall hung cupboard, contemporary design wall mounted heated towel rail, LED downlights, UPVC double glazed window with plantation shutters, electric shaver point, fitted mirror.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 (rear) 9'2" x 14'7"



UPVC double glazed window to rear with plantation shutters, contemporary design radiator.

Bedroom 3 (rear) 9'2" x 12'0"



UPVC double glazed window to rear with plantation shutters, contemporary radiator.

Bedroom 4 (front) 6'9" x 11'1"



UPVC double glazed window to front with plantation shutters, contemporary design radiator, laminate flooring, network point and cabling (if the buyer wishes to use this space as an office).

Family Bathroom 7'8" x 9'10"



Wall mounted Villeroy Boch WC, Villeroy Boch washbasin vanity unit with drawers under and pedestal mixer tap, free standing Villeroy Boch bath with waterfall design tap, wall mounted controls, walk in shower enclosure with Rainforest shower, second designer shower attachment, wall shelving - stunning white suite with wall and floor tiles, fitted mirror, electric shaver point, LED downlights, feature wall with

ambient LED lighting, UPVC double glazed window with plantation shutters to front.

Outside



Well stocked gardens to the front with a large block paved drive providing off street parking for numerous cars leading to an integrated GARAGE with Hormann remote control electric retractable door. Gardens to the side lead through to enclosed rear gardens and impressive enclosed rear gardens well stock with an impressive and extensive selection of mature plants. External water tap and sockets front and rear.

Important Notice

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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MAIN ROOMS AND DIMENSIONS

Important Notice

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Tenure Freehold

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

Sea Road Viewings

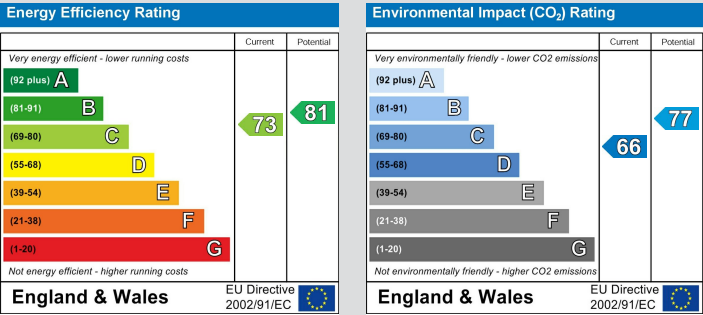
To arrange an appointment to view this property please contact our Sea Road branch on 0191 707 0061 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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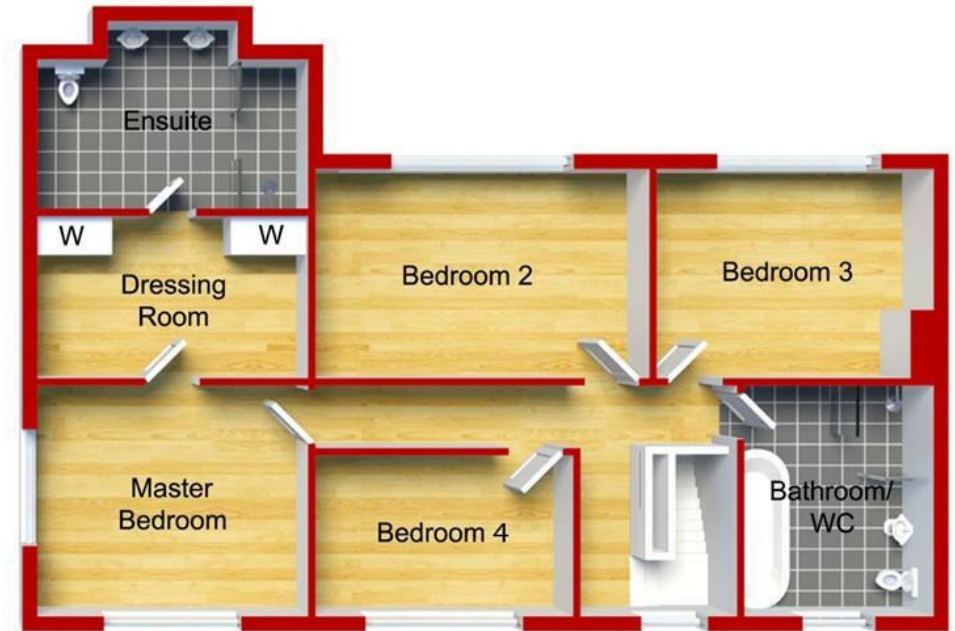


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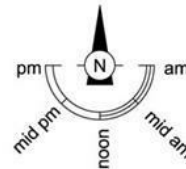
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Ground Floor
Approximate Floor Area
(107.59 sq.m)



First Floor
Approximate Floor Area
(64.96 sq.m)



9 Moor Lane