



peter

£435,000













A fabulous four bedroom, 2 bathroom semi-detached house with a stylish interior and delightful mature garden, recently extended to both the front and rear and commanding a sought after position within the highly regarded village of Cleaton.

Available with no upward chain, the property internally features accommodation comprising an entrance porch, reception hall with cloakroom/wc, two reception rooms, an impressive open plan living room, dining room & kitchen with island, vaulted ceiling and bi-fold doors into the beautiful rear gardens, a separate utility and home office/gym, whilst at first floor level there are three bedrooms and a modern family bathroom/wc, and to the second floor, a stunning principle suite with Juliet balcony providing wonderful, elevated views, fitted wardrobes and a contemporary en-suite shower room/wc.

Externally there is a double drive to the front, an attached garage with remote control roller shutter door and a beautiful garden to the rear laid mainly to lawn with a patio and established borders, together with the added bonus of a single gate leading out onto playing fields behind. The property is ideally placed for an excellent range of local amenities including highly regarded schools, shops, bars and restaurants, as well as being within easy reach of Sunderland's Coast with its award winning blue flag beaches. There are also superb transport links serving the wider North East region. Internal inspection is essential.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to porch.

## Entrance Porch

Tile effect laminate flooring, double glazed Composite door to hall.

## Reception Hall



Original turned spindle balustrade staircase with decorative newel post, solid oak flooring, double radiator, live edged oak shelving, understairs storage cupboard.

## Ground Floor WC

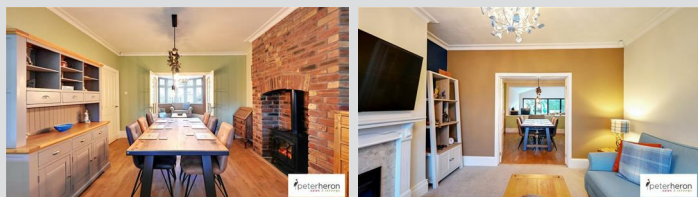
Low level WC and washbasin vanity unit with cupboards under - white suite with wood effect vinyl flooring, single radiator, tiled splashbacks, fitted mirror.

## Lounge 12'10" x 15'10"



Into bay with UPVC double glazed windows to front, living flame gas fire with timber feature surround, marble insert and hearth, wall preparation for flat screen TV, coved cornicing to ceiling, double radiator. Part glazed double doors to dining room.

## Dining Room 12'6" x 12'11"



Feature fireplace with exposed brickwork and electric cast iron stove, coal effect insert with tiled floor, oak flooring, coved cornicing to ceiling, double radiator, open plan to the living room.

## Living Room/Dining Kitchen 25'3" x 14'7"

This is an impressive space perfect for families and entertaining. Featuring a beautifully crafted kitchen with centre island, Limestone floor tiling throughout and a vaulted ceiling together with double glazed aluminium bi-folding doors leading out into spacious rear gardens.

## Kitchen Area



A good selection of base and eye level units with glass fronted display cabinets, Quartz counter tops with upstands together with an inset Belfast sink with pedestal mixer tap, five burner gas/electric range oven with Quartz splashbacks and overhead extractor hood, space and plumbing for American style fridge freezer, integrated microwave oven, large shelved pantry, integrated dishwasher and waste and recycling bin, worktop lighting, island with seating for 2 people and solid oak counter tops.

## Living Area



Single radiator and bi-fold doors out into the rear garden.

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# MAIN ROOMS AND DIMENSIONS

**Inner Lobby**



Serving utility.

**Utility 8'9" x 5'8"**



Base units with Quartz counter tops and upstands, space and plumbing for automatic washing machine, under bench laundry bin, large built in cupboard with fitted shelving, broom cupboard, wall mounted gas combination boiler serving hot water and radiators discreetly concealed within built in cupboard, single radiator, Limestone flooring, Velux window to ceiling.

**Home Gym/Home Office 6'0" x 12'0"**



Vaulted ceiling with Velux window, single radiator, Limestone flooring, door to garage.

**First Floor Landing**



Double glazed window with stain and leaded glass detailing. Staircase continues up to the top floor.

**Bedroom 2 12'5" x 12'3" into alcove**



Double glazed window to rear providing delightful views over the garden and field beyond, radiator.

**Bedroom 3 12'5" x 10'3" into alcove**



Double glazed window to front and radiator.



# MAIN ROOMS AND DIMENSIONS

## Bedroom 4 9'2" x 6'6"



Double glazed window to front and radiator.

## Bathroom



Low level WC, twin washbasins set onto vanity unit and panel bath with main shower over, chrome ladder style radiator, double glazed window to side and rear, tiled walls.

## Top Floor

## Master Bedroom 10'8" x 17'4"



Approx. measurements as sloping ceiling. Enjoying a dual aspect with two Velux windows to front and double glazed French door to rear with Juliet Balcony providing superb elevated views over garden and fields beyond, radiator and fitted wardrobes.

## En-Suite Shower Room



Contemporary suite comprising of a low level WC with concealed cistern, washbasin and walk in shower enclosure with mains shower, chrome ladder style radiator, part tiled walls, and double glazed window.

## Outside



Double drive to the front with off street parking for two cars leading to attached brick garage. Spacious enclosed

landscaped gardens to the rear with attractive lawns, patio seating areas and a gate leading onto fields to the rear.

## Garage 6'10" x 11'6"

Electric remote control roller shutter insulated door. Arched storage space to roof void. Interconnecting door to home office.

## Council Tax Band

The Council Tax is Band C.

## Tenure

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

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# MAIN ROOMS AND DIMENSIONS

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## Viewings

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.



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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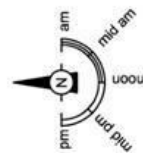
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Ground Floor  
Approximate Floor Area  
(104.80 sq.m)



First Floor  
Approximate Floor Area  
(47.50 sq.m)



Top Floor  
Approximate Floor Area  
(31.00 sq.m)