Hunter Close, East Boldon, East Boldon

£825,000

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An imposing and substantially extended four-bedroom detached residence, occupying an enviable position at the head of a highly regarded cul-de-sac, set within magnificent mature gardens and offering an exceptional combination of space, character and location.

Originally constructed in the 1950s by renowned local builder Gordon Durham, celebrated for the quality and craftsmanship of his homes, the property has been thoughtfully extended to create a superb family residence with generously proportioned and versatile accommodation.

At the heart of the home is an impressive open-plan living, dining and kitchen space, complemented by a separate utility room and striking Crittall-style glazing connecting the kitchen with the conservatory. A beautiful sun lounge with vaulted ceiling takes full advantage of the garden outlook, while a substantial formal lounge, dedicated home office/study and ground-floor shower room/WC complete the excellent ground-floor accommodation.

The first floor provides four genuine double bedrooms and two bathrooms, with the outstanding principal suite enjoying direct access onto a south-west facing balcony, commanding wonderful uninterrupted views across adjoining Green Belt – a fabulous place to enjoy the afternoon and evening sun.

The outside space is equally impressive. The house stands within a generous, beautifully established and well-stocked mature garden plot, with stunning gardens extending to the front, side and rear. A variety of thoughtfully positioned seating areas provide idyllic spots for everything from morning coffee to evening drinks. To the front, a triple-width driveway provides ample off-street parking, while a double garage with remote-controlled doors sits to the side.

MAIN ROOMS AND DIMENSIONS

The location is particularly special, enjoying a delightful semi-rural setting close to Dipe Lane, yet remaining within easy reach of East Boldon Village centre, with its excellent selection of boutique bars, restaurants, cafés and shopping facilities. East Boldon Metro Station provides convenient connections into both Newcastle upon Tyne and Sunderland City Centre, making the property ideally placed for commuters.

Neighbouring Cleadon and Whitburn villages are also within easy reach, while Sunderland's magnificent coastline and beaches are readily accessible – providing the rare opportunity to enjoy village life, countryside and coast, while retaining excellent connections throughout the wider region.

A truly special family home in one of East Boldon's most desirable settings, offering substantial accommodation, beautiful gardens and a superb outlook. Early viewing is essential to fully appreciate the scale, quality and exceptional position of this outstanding residence.

Ground Floor
Access via a bespoke wooden front door.

Outer Hall
Feature sash window overlooking front garden. Door to shower room/WC.

Reception Hall

This spacious area is suitable for many uses. Stairs to first floor.

Lounge 14'0" x 17'10"

Bay window with window seat overlooking front garden. An imposing fireplace incorporating a coal effect gas fire. Sliding patio doors to conservatory.

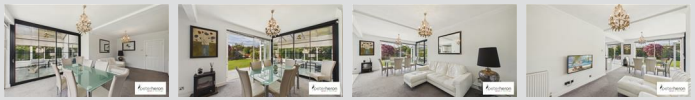
Conservatory 9'4" x 14'7"

Double French doors leading on to the terrace. Full height Crittall style sliding doors give access to the dining area.

Open Plan Living/Dining and Kitchen

Two sets of sliding aluminium doors leading onto the terrace. A door from the hallway leads into the sitting/TV room and flows through the dining area to the open plan kitchen.

Living/Dining Area 10'0" x 21'10"



Kitchen 14'0" x 11'11"

Range of wall and base units with granite worktops. Pull out pantry. A single bowl sink with mono-bloc mixer tap. Integrated fridge /freezer and AEG electric oven. 90 cm STOVES Stirling induction range cooker with extractor hood above. An impressive feature island with granite top. Storage under and can easily seat three as a breakfast bar if desired.

Utility 6'4" x 6'11"

Flowing on from the kitchen is a very useful space hidden away from the entertaining area. This features a deeper than usual granite work top with storage cupboards and integrated microwave above and an integrated dishwasher

below. A large sink fitted with an extending mixer tap and Franke waste disposal unit. There is also a full height storage cupboard. A further door gives access to the hallway.

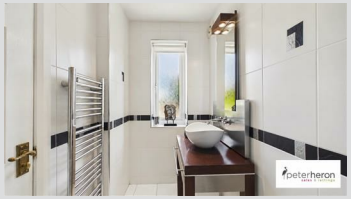
Sun Lounge 10'3" x 22'4"

A beautiful vaulted ceiling leads the eye to a full height picture window overlooking the rear garden. Access to the outside dining area is provided by French doors to the side. A Dru Diablo suspended log effect gas stove provides a cosy atmosphere during winter months. Door to study.

Study 7'1" x 7'9"

A stylish workspace with a vaulted ceiling and two Velux style windows.

Shower Room



Shower cubicle. Contemporary washstand with free standing basin. Stainless steel splash-back with integrated taps and mirror with spotlights above. Low level corner wc. Chrome heated towel rail.

First Floor Landing

Full height window to front elevation.

Bedroom 1 15'10" x 10'11"

French doors and picture windows leading to a large balcony with views over the rear garden at on to fields beyond.

Balcony

En-Suite Shower Room

Matki shower enclosure. Low level wc with concealed cistern. Vanity unit with twin basins. Chrome heated towel rail and electric underfloor heating.

Bedroom 2 13'10" x 11'1"

Window overlooking rear garden.

MAIN ROOMS AND DIMENSIONS

Bedroom 3 10'0" x 10'10"

French doors onto rear balcony.

Balcony

Bedroom 4 14'2" x 9'6"

French Doors onto Juliet balcony overlooking driveway. Window to side overlooking front garden.

Bathroom

Attractive, fully tiled suite featuring a bath, shower enclosure, low level wc with concealed cistern and twin washbasins. Chrome heated towel rail, built in storage. Underfloor electric heating.

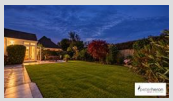
Outside

Generously sized, attractive gardens. The front garden has a small lawn and is well stocked with many mature shrubs. These afford a high degree of privacy from the road. To the side of the house there is a dedicated bin storage area for three bins. From here a lockable side gate leads via a tiled path to the rear garden. The rear garden has a lawn bordered by flower beds well stocked with shrubs and specimen trees. There are several dedicated sitting areas and the use of light porcelain tiling for the patio areas brings the garden into the house, even on the dullest of days.

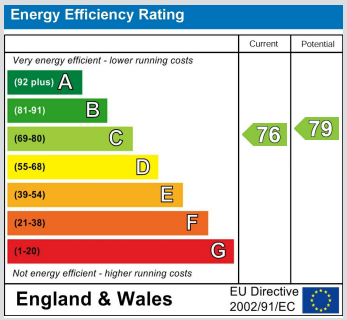
Garage 15'9" x 20'2"

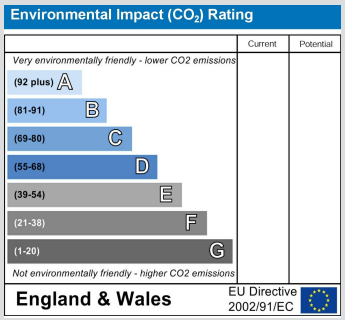
Spacious, access via electric roller shutter door. 2 remote controls available. Wall mounted 40 kw Baxi combi boiler (2019). Plumbing for washing machine and tumble dryer. Door to hallway.

Evening Shots



Aerial Views





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Ground Floor

First Floor

Approximate total area(1)

250 m²

2693 ft²

Balconies and terraces

14.9 m²

160 ft²

Reduced headroom

1.2 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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