

**Boldon Lane, Cleadon, Sunderland, Tyne & Wear, SR6 7RF**

**£599,950**



# Boldon Lane, Cleadon, Sunderland, Tyne & Wear, SR6 7RF

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* DETACHED SPACIOUS AND VERSATILE HOME \* STUNNING RURAL LOCATION \* CLOSE TO CLEADON VILLAGE \* LARGE GARDENS AND DRIVEWAYS \* STYLISH THROUGHOUT \* COUNCIL TAX BAND - D \* EPC RATING - C \*

Hunters are delighted to welcome to the market this unique detached property. Impressive in design and presentation throughout and perfectly positioned on the edge of the sought after village of Cleadon. Within close proximity to an excellent range of amenities, schools, local shops and eateries and with easy access to both public transport and the regional roads.

Boasting a large secluded site with surrounding gardens and vast driveway space, ideally suited to the needs of a growing family and perhaps buyers with Equestrian interests.

Both the house itself and the outdoor space have stunning semi-rural views over adjoining farmland that cannot fail to impress.

Internally spacious and versatile throughout with two generous reception rooms, a modern fitted Kitchen/Family area of contemporary design and a useful utility space off.

There are three double bedrooms to the first floor with an en suite shower room to the master bedroom. Of particular note is the large ground floor bedroom, also with en suite shower room, which is sure to appeal to a wide range of buyers needing independent space for family members.

The Old Cooperage offers the perfect blend of tranquillity, space and convenience.

Viewing comes unreservedly recommended !









Ground Floor



Floor 1

HUNTERS  
HERE TO GET YOU THERE

Approximate total area<sup>11</sup>

1782.68 ft<sup>2</sup>  
165.62 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

### Viewings

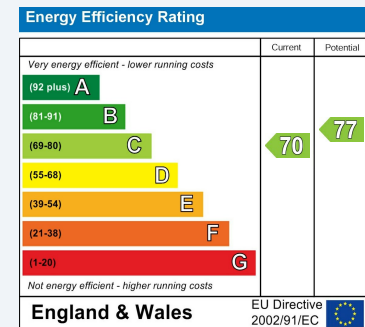
Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

