



Nirmoh, 18 Sandgrove

Cleadon, Sunderland



SANDERSON
YOUNG





Nirmoh, 18 Sandgrove Cleadon, Sunderland, SR6 7RL

Nirmoh is a very impressive house, which occupies a beautiful corner plot within the very popular cul de sac of Sandgrove set back from the main road in Cleadon. The house was purchased by the current owners in 1981 and since that time has more than doubled in its original size.

It provides beautiful accommodation over three floors, the front of the house is deceptively smaller than its rear appearance, given that the house increases to the rear boundary with its tall split level terraces, patios, a superb water feature, and beautifully kept borders. The gardens are a very significant feature of this house and at the rear are principally south facing. They enjoy a great deal of sunshine and a good deal of pleasure.

The front of the property has a gated entrance that leads into the block paved courtyard and parking area for five or six cars, including access to the integral double garage which is fitted with storage cupboards.

Price Guide:
Guide Price £750,000

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The entrance hallway is impressive and has a lovely porchway that leads into the inner hallway, which in turn connects to a cloakroom WC.

To the ground floor, and in more recent times, an extra guest bedroom suite has been formed and it is excellent double bedroom with a range of fitted wardrobes and its own ensuite shower room. The last door leading from the ground floor hallway connects into a utility passageway with access onto the gardens and connection to the utility room, as well as a rear kitchen preparation area, which is comprehensively equipped with cabinets and appliances, and gives access through to the garage.

The staircase leads up to the first floor, where all day to day living takes place. The first floor has a split level view overlooking the rear gardens and the main formal sitting room has a beautiful aspect to both the rear and the side of the house. The sitting room features a beautiful fireplace with chrome surround and tiled hearth, with a coal gas effect fire. The large glazed windows lead out onto an outstanding balcony which provides a lovely sitting area throughout the year and is partly sheltered.

The dining room is to the centre of the first floor landing and is a large substantial room, ideal for entertaining.

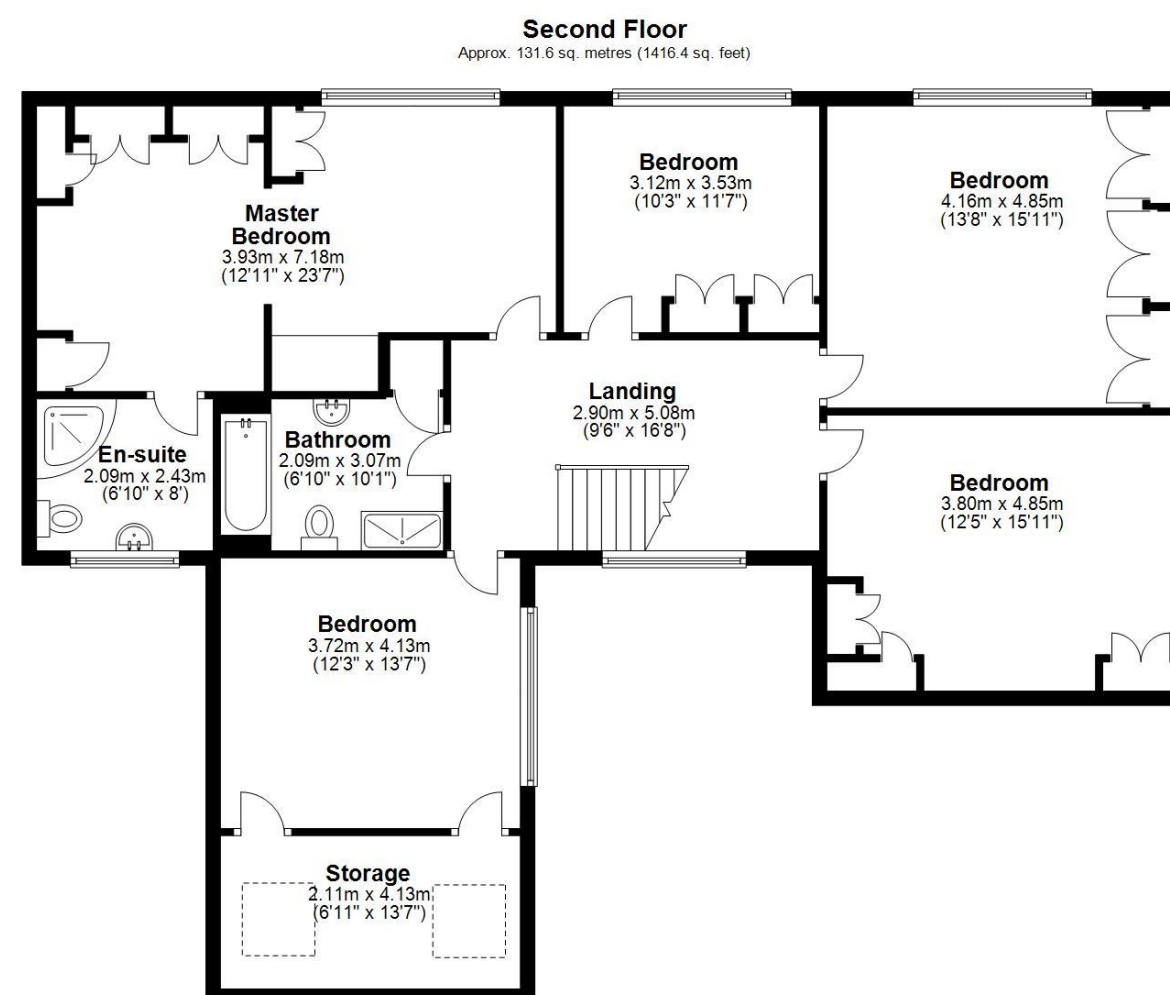
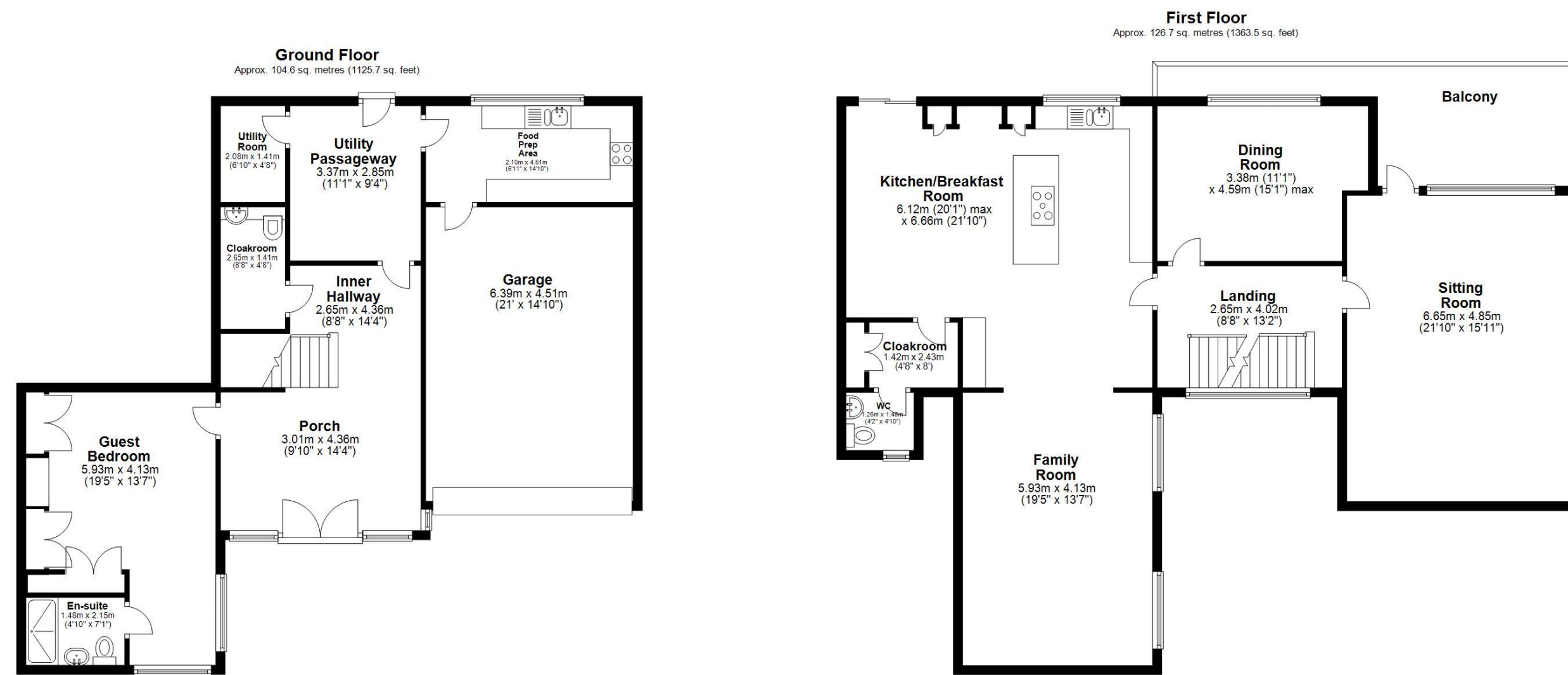
The last access from the first floor leads into the kitchen, which is a beautifully fitted area with a comprehensive range of light oak wall and drawer cabinets, with granite worktops, a central island unit with cooking facilities and extending to provide a breakfasting bar.



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Total area: approx. 362.8 sq. metres (3905.5 sq. feet)
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The kitchen is superbly fitted with a number of cooking appliances, Bosch built in microwave and separate combination ovens, as well as Miele gas hobs, Teppanyaki deep fryer, and a Neff American fridge/freezer. There is also a hot water tap, built in steamer, and a wine cooler. The laminate Karndean flooring is a feature that runs through to the extension, where there is a fabulous family room and day to day living room, which provides a third reception room to the first floor. Access leads from the kitchen to a useful cloakroom WC.

The main stairs then lead up to the second floor of the house, where there are five large double bedrooms. The master bedroom has its own sitting area, is very comprehensively equipped with wardrobes and cupboards, and it leads onto its own shower room/WC.

The other four double bedrooms also have an excellent range of fitted wardrobes, cupboards and storage, and have access to the family bathroom which is supplied with a modern suite and separate shower.

The house has double glazing, a comprehensive alarm system, and an entry telephone system that links into the main gates and entrance of the house. It is located with very close proximity and access into local schools and retail facilities in Cleadon, as well as fabulous restaurants. The road network gives easy access to Sunderland, South Tyneside and across into Newcastle.

Viewing is strongly recommended an early opportunity to avoid later disappointment.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating D



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