



# Shadwell Towers

Western Terrace, East Boldon



SANDERSON  
YOUNG





## Shadwell Towers Western Terrace, East Boldon

**Impeccably Stylish & Detached Modern Family Home which is Situated on a Generous Garden Site with Extensive Mature Lawned Gardens, Stunning Extended and Refitted Kitchen/Diner, Five Generous Reception Rooms, Five Bedrooms plus Study, Delightful Landscaped Gardens with Entertaining & BBQ area & A Gymnasium, Secure Off Street Parking for Several Vehicles & Integral Double Garage!**

This exceptional detached residence is perfectly positioned on a substantial plot that extends to approximately ½ acre and is ideally located within the sought after East Boldon Village.

Shadwell Towers was constructed in 1901 and has in more recent years undergone a significant renovation to create a luxurious family home, while retaining a lot of the period charm associated with its period.

---

### Price Guide:

Offers Over £975,000

---

 5  4  3  C







The property itself was purchased by the current owners back in 2018 and has since undergone a complete transformation. The result is a modern and refined property that is placed over three storeys, offering expansive reception space and beautiful features throughout. Shadwell Towers is ideally located within walking distance of the shops and amenities of East Boldon, as well as Boldon Golf Course, and also has excellent transport links into both Sunderland and Newcastle City Centre.

The internal accommodation comprises: Entrance vestibule with double doors that leads to a generous central reception hall with beautiful panelling | Formal dining room with stunning marble table and period fireplace | Front 'snug' room benefiting from a log burner, bay window and bespoke fitted alcove storage | Rear formal living room with beautiful curved bay window and ornate cornicing and coving. This room also benefits from a stunning original marble fireplace | Ground floor WC & shower/two person steam room | Fantastic extended kitchen, dining & living space benefiting from underfloor heating and built in seating area. The kitchen enjoys integrated appliances throughout and bespoke cabinetry with beautiful granite worktops and bi-folding doors onto the raised rear terrace.



Mrs Ashleigh Sundin  
0191 223 3500  
[ashleigh.sundin@sandersonyoung.co.uk](mailto:ashleigh.sundin@sandersonyoung.co.uk)

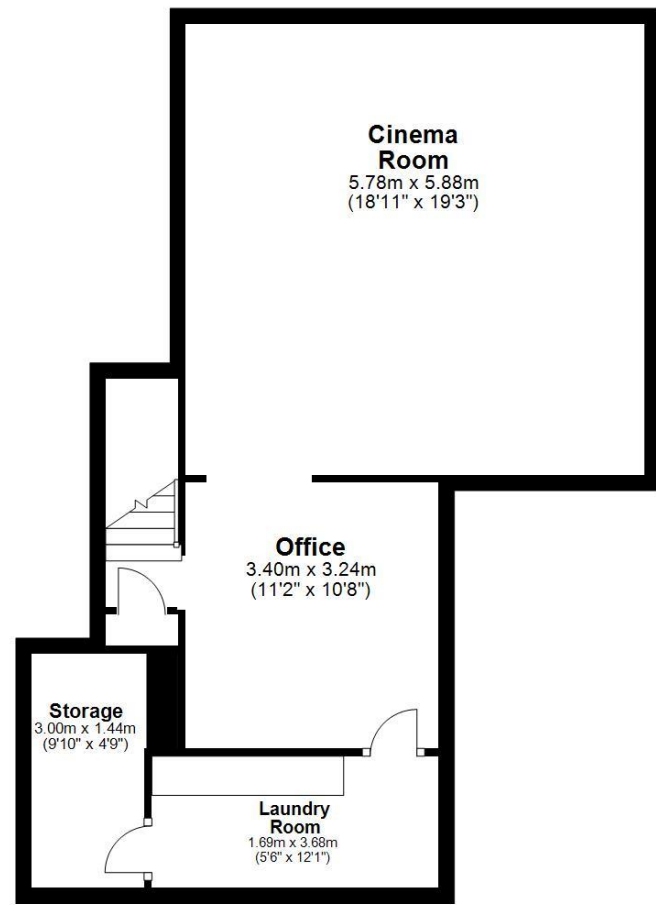




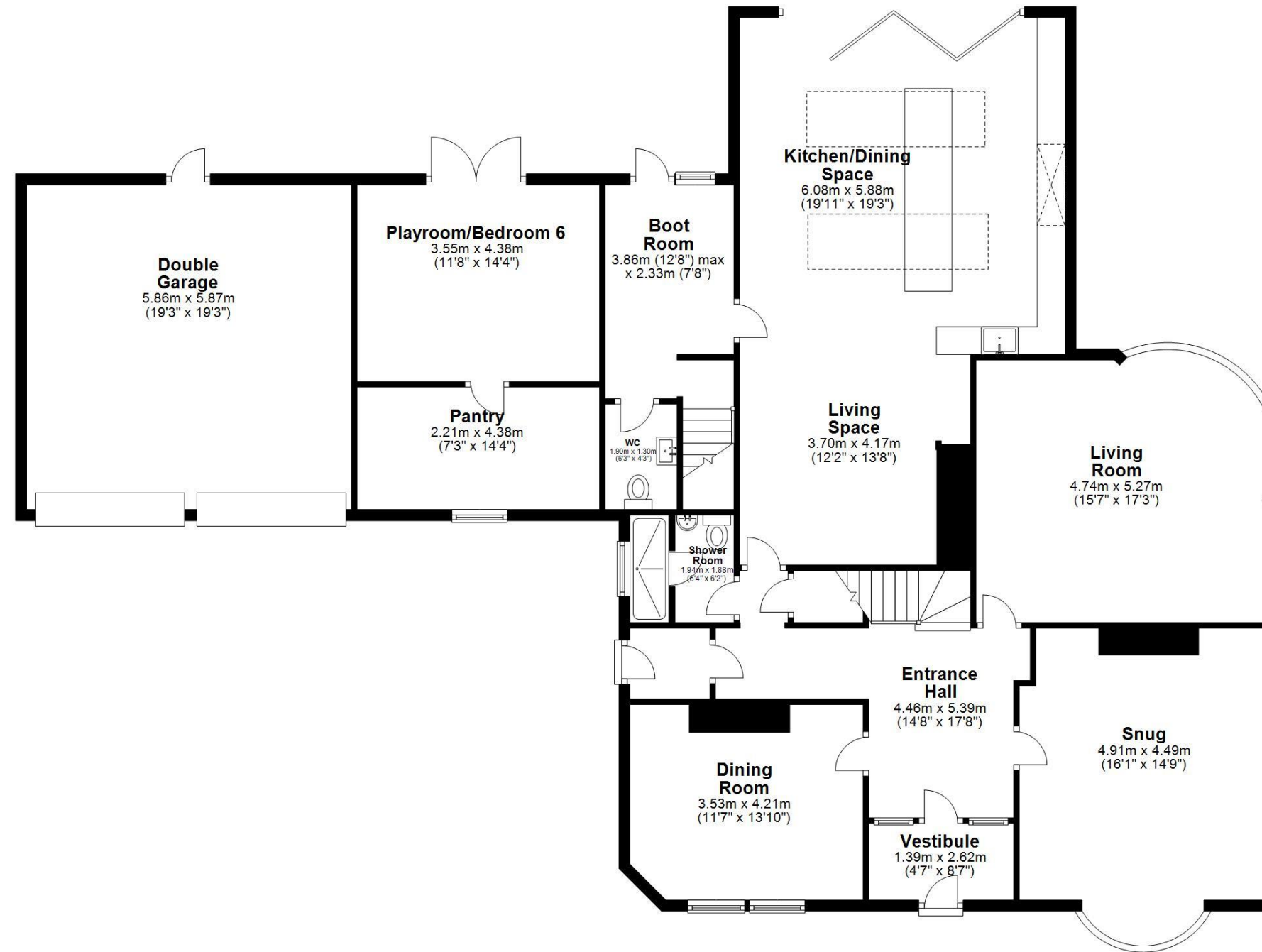




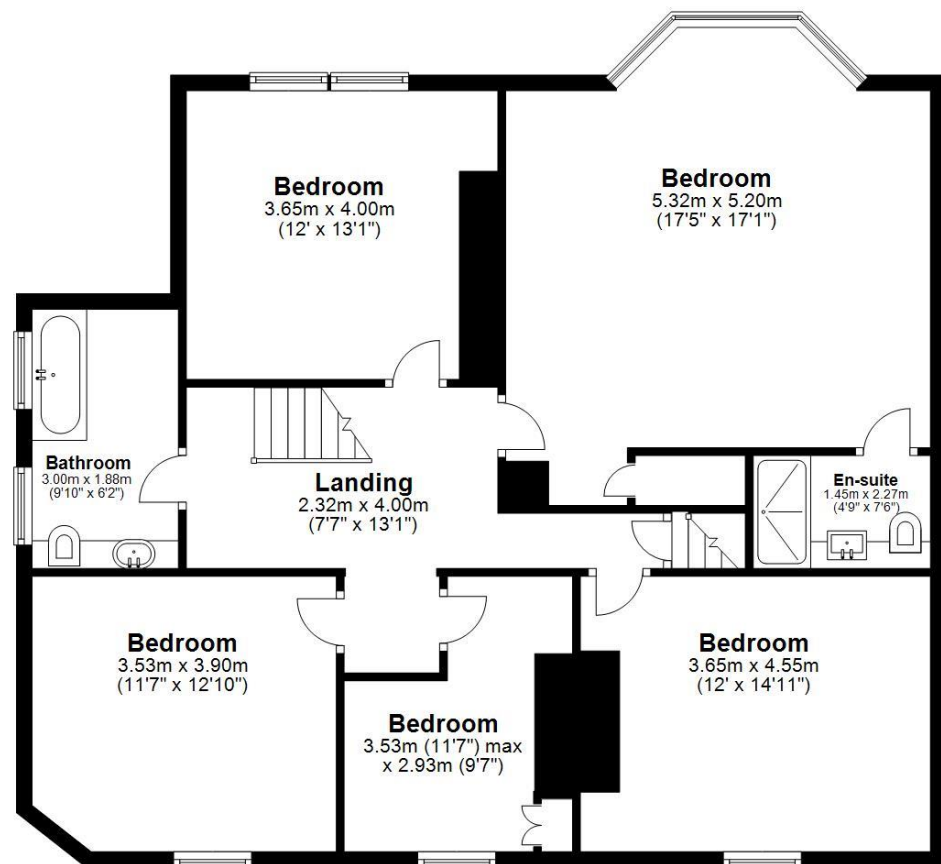
**Lower Ground Floor**  
Approx. 60.7 sq. metres (653.3 sq. feet)



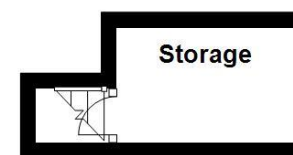
**Ground Floor**  
Approx. 216.5 sq. metres (2330.9 sq. feet)



**First Floor**  
Approx. 107.7 sq. metres (1159.6 sq. feet)



**Second Floor**  
Approx. 4.1 sq. metres (44.2 sq. feet)



Total area: approx. 389.1 sq. metres (4188.0 sq. feet)

Plan produced using PlanUp.  
**Shadwell Towers, East Boldon**



Stairs then lead down to the lower ground floor and into a further extension | Playroom/bedroom six with French doors onto the rear gardens | Boot Room and pantry | Study Area | Laundry Room | Second WC | Stylish cinema room, equipped with drinks fridge and projector.

The stairs lead up from the ground floor and onto the split level first floor landing | Family bathroom with four piece suite | Bedroom one with bay window and seating area, as well as an ensuite shower room | Bedroom two, three & four are all comfortable doubles and benefit from fitted wardrobes | Bedroom five is a smaller double.

Externally, the property enjoys a mature south facing garden plot that is laid mainly to lawn with various seating areas | Integral double garage with electric roller doors | Summerhouse | Hot tub with Pergola | Children's play area | Multiple decked seating areas | Home gym.





The front of the property is accessed through a pillared entrance leading to an extensive driveway for multiple vehicles with raised steps up to the front door.

Shadwell Towers is an immaculately presented residence, offering a rare opportunity to purchase one of the premium homes of its locality, and will appeal to a wide variety of local, national and international purchasers.

Early viewings are deemed absolutely essential to fully appreciate the quality of this incredible, detached family home.

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

# Shadwell Towers

Western Terrace, East Boldon



SANDERSON  
YOUNG