



1 The Nurseries

Cleadon



SANDERSON
YOUNG





1 The Nurseries Cleadon, SR6 7NZ

Substantial Detached Family Home Boasting an Excellent Central Position within the Very Heart of Cleadon, with Three Reception Rooms, Conservatory, Kitchen/Breakfast Room, Four Double Bedrooms, Family Bathroom plus Two Ensuites, Lovely Manicured Front & Rear Gardens, Off Street Parking & Large Garage!

The property occupies a prime corner plot and is set back just off Front Street, Cleadon. Cleadon Village with its shops, restaurants and pubs and hillside walks, is ideally placed close to Whitburn, Sunderland City Centre, South Shields town centre and is also only 25 minutes by car to Newcastle City Centre. It is also well served by public transport links with East Boldon Metro Station only one mile away, providing links throughout the region.

Price Guide:
4 2 3 C
Offers Over £675,000





Boasting in excess of 2600sq.ft, the internal accommodation comprises: Entrance vestibule | Cloakroom | Wide main hallway with staircase leading to first floor | Study/reception Room | Generous sized kitchen/breakfast room with integrated appliances throughout | Utility room with access to the rear garden and integral access to the double garage | Dining room overlooking the rear gardens | Large living room | Conservatory overlooking the surrounding greenery | Downstairs WC.

The stairs then lead up to the first floor and onto four double bedrooms | Bedroom one is a large double bedroom with fitted wardrobes, balcony, separate dressing room and ensuite with four piece suite | Bedroom two is a further double with ensuite shower room/wc | Bedroom three & four are further double bedrooms | Family bathroom with four piece suite.



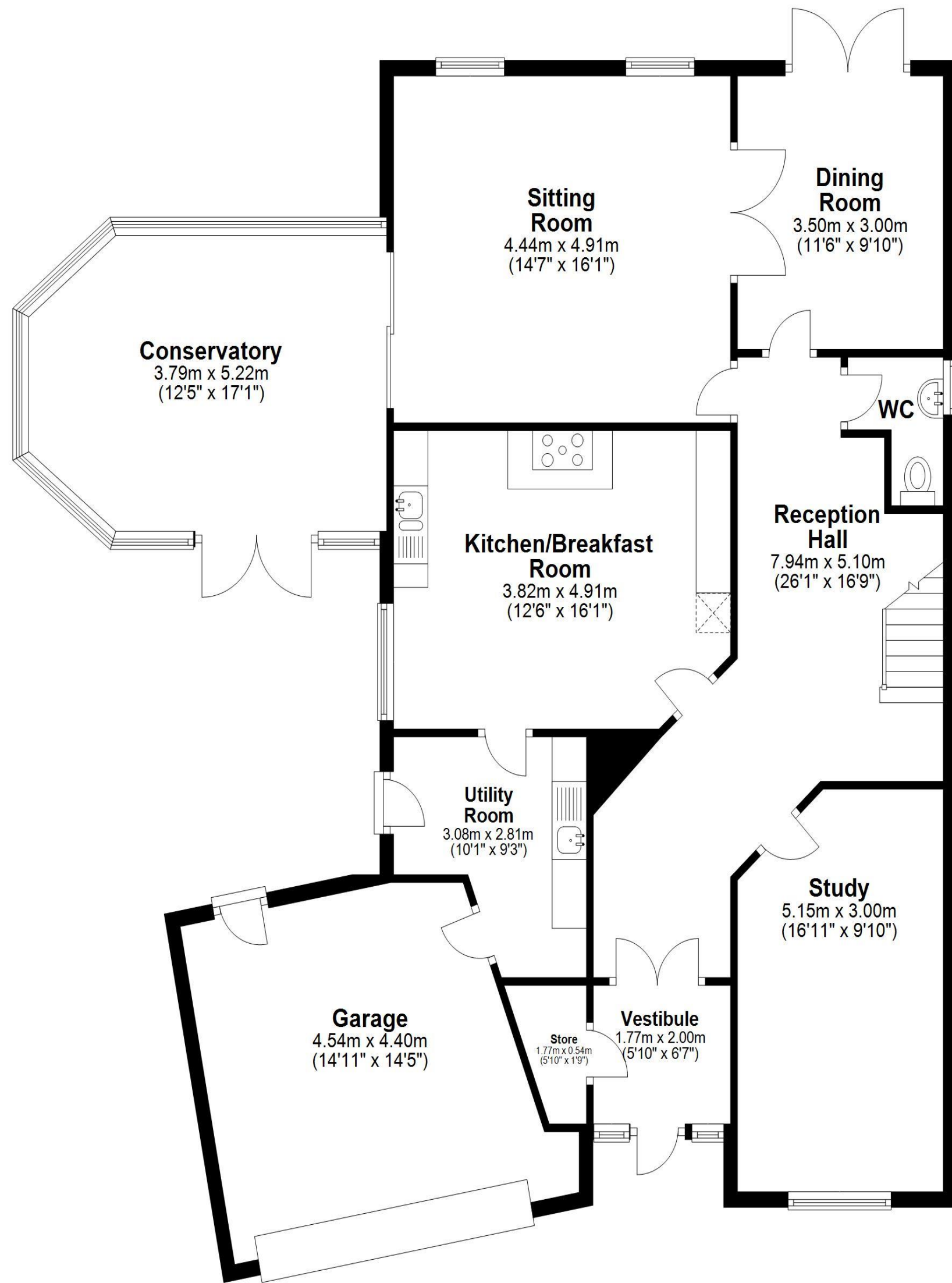
Miss Emma Lane
0191 213 0033
emma.lane@sandersonyoung.co.uk





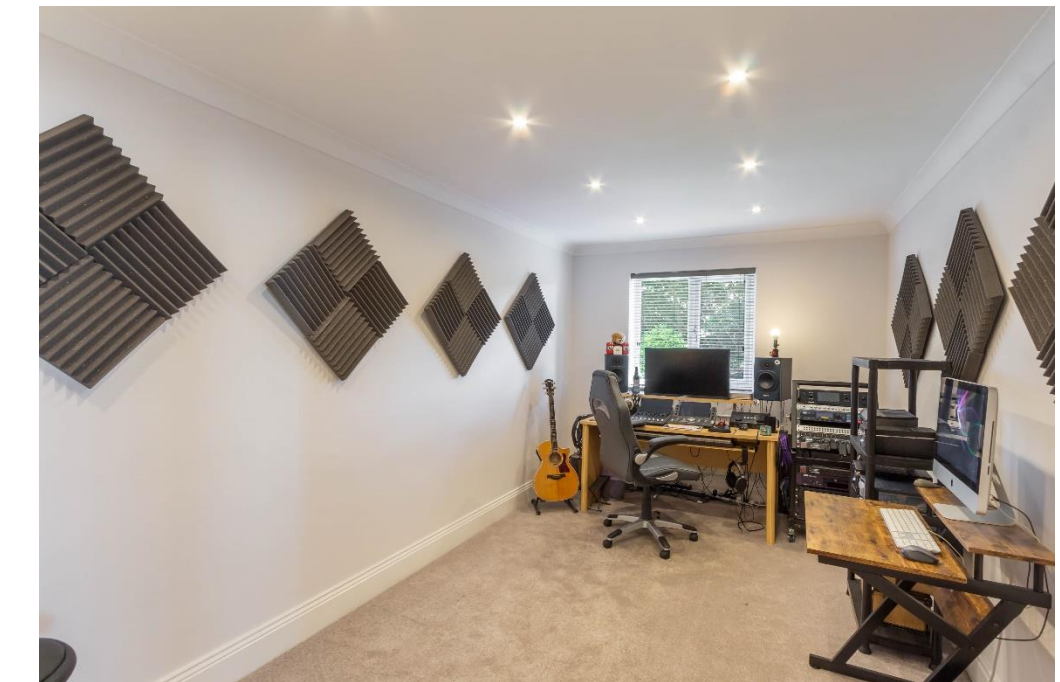
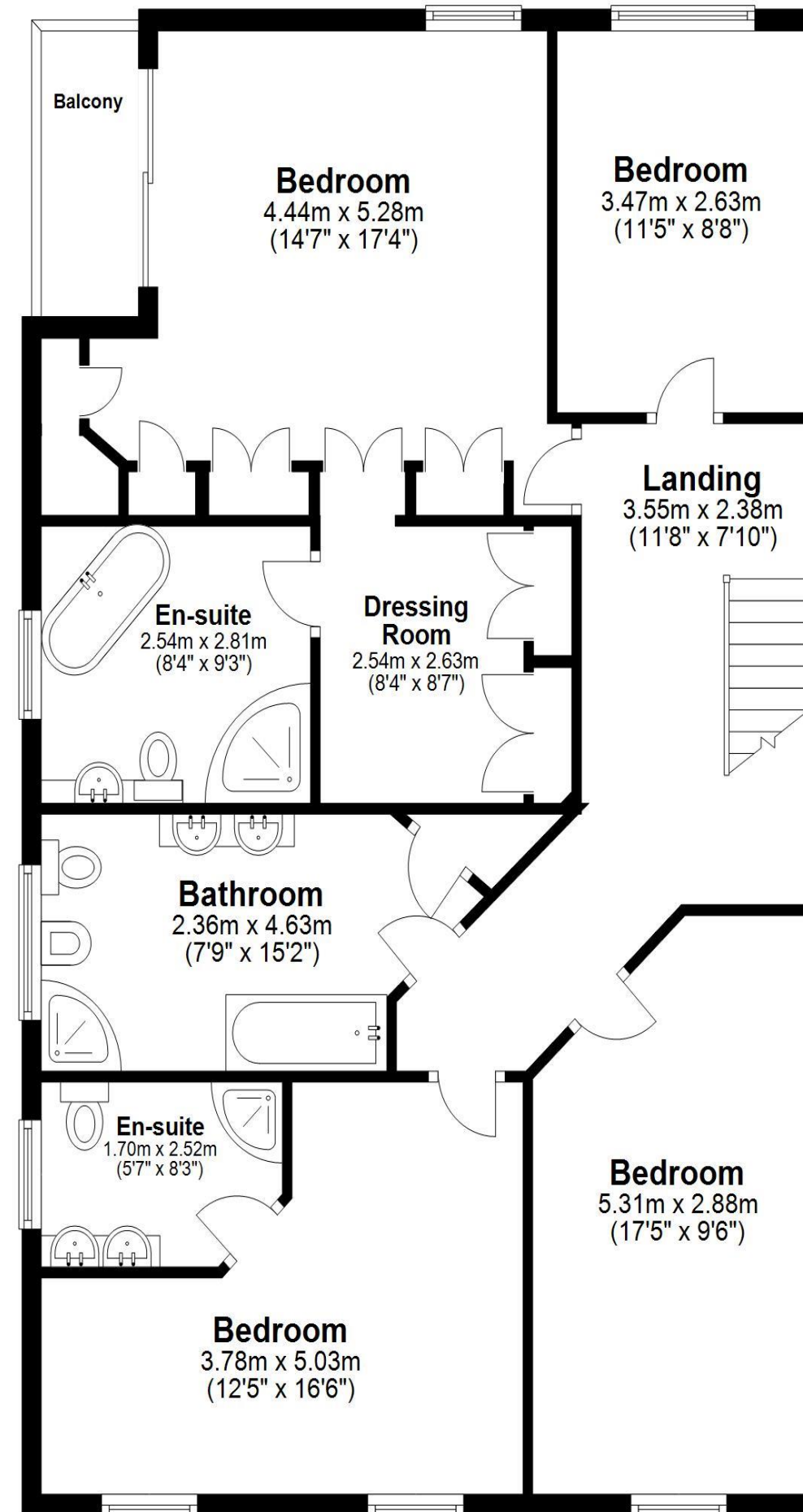
Ground Floor

Approx. 141.9 sq. metres (1527.7 sq. feet)



First Floor

Approx. 103.9 sq. metres (1118.8 sq. feet)



Externally, 1 The Nurseries offers a block paved driveway for off street parking for multiple vehicles, as well as a lawned front garden | To the rear is a large wrap around south west facing garden, which is laid partially to lawn with mature and well stocked borders offering a great degree of privacy.

With recently updated gas 'Combi' boiler and well presented throughout, early viewings are deemed absolutely essential to fully appreciate the quality of accommodation on offer!

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

Total area: approx. 245.9 sq. metres (2646.5 sq. feet)

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