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**18 Marsden Road, Cleadon, Tyne and Wear SR6 7RA**

**£1,150,000**

A GOLD by Linda Leary property, rarely offered to the market, this Freehold property is set in extensive gardens. This amazing home has 4 generously proportioned bedrooms plus a further single, 3 fabulous Reception Rooms and a magnificent Family Room providing enormously flexible living accommodation. Full of character and period features, this could be your 'forever home'. Located in the heart of Cleadon Village which is an idyllic residential area and one of the most attractive villages South of the Tyne. The main shopping area is home to a selection of shops, pubs and restaurants, with East Boldon Metro station a short drive away. This spacious home is situated on an impressive plot and lies within the catchment area for both Cleadon Church of England Academy and Whitburn Academy.

The accommodation briefly comprises: Entrance Porch with stone tiled floor, splendid Reception Hall with an impressive curved staircase leading to the first floor, elegant Sitting Room, beautiful Drawing Room with feature fireplace, Dining Room with doors leading to the rear terrace ideal for entertaining, spacious bespoke Kitchen with Aga, Utility, Shower Room and a magnificent Family Room providing a great entertaining area. To the first floor there are 4 Double Bedrooms plus a single bedroom, a luxurious Family Bathroom and an elegant En-suite Bathroom.

The property oozes charm and has a host of period features to include the traditional style sash windows, elaborate coving to ceilings and fabulous tall ceilings. The outdoor space compliments the interior space, with magnificent mature gardens, paved terrace, lawn and pond providing enjoyment for the whole family. Mature planting and trees make this garden very private and secure. There is also ample off street parking provided by the driveway which leads to the double garage. Viewing is highly recommended to appreciate this impressive property and grounds.



## Ground Floor

### Entrance Porch



Entrance to this property is via the an impressive traditional style door to the entrance porch with glazed windows to the front and side elevations. This room has the benefit of stone tiling to floor.

### Reception Hall

**23'3" x 22'9" max (7.10 x 6.95 max)**



Leading from the Entrance Porch this grand Reception Hall is flooded in natural light from 3 windows to the front elevation plus a transom window above the doorway. One of the main highlights of this room is an impressive curved staircase leading to first floor which is framed by decorative archways. Doors lead from this room providing access to all further principal ground floor rooms. This room also has the benefit of plaster work coving to the ceiling and 2 central heating radiators.

### Reception Hall



### Sitting Room

**16'0" x 16'0" (4.89 x 4.90)**



Leading off the Reception Hall this room has double doors with glazed side panels which open to reveal the gardens to the side, there is also a traditional style sash window to the front elevation. One of the focal points of this room is a traditional stone fire surround and hearth with tiled inset plus gas fire. An elegant room which also has the benefit of plaster work coving to the ceiling and a central heating radiator.

### Sitting Room





### Drawing Room

16'0" x 22'3" (4.89 x 6.80)



This fabulous room situated at the rear of the property provides views over the gardens from the traditional style sash windows and a door leading to side. The main focal point of this stylish room is a superb fire place. There are also a host of period features including high ceiling with decorative coving and 2 central heating radiators provide back ground heating.

### Dining Room

14'0" x 15'7" (4.28 x 4.75)



This imposing room is wonderfully positioned to the rear of the property with double doors opening to the rear paved terrace. There are fabulous tall ceilings, beautiful plaster work coving to ceiling and wood flooring making this room ideal for family living or formal entertaining. A selection of useful built in cupboards provide storage space. This room also has a central heating radiator.

### Dining Room



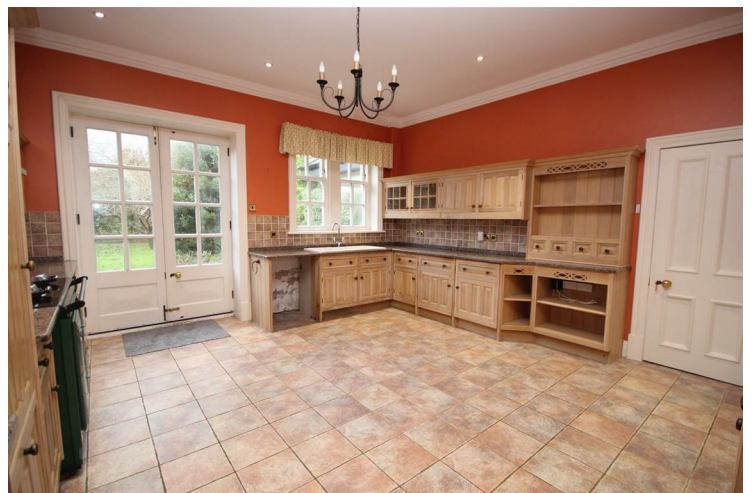
### Kitchen

15'10" x 14'11" (4.84 x 4.57)



The Kitchen is located at the centre of the home and offers a comprehensive range of high specification Bespoke wall, drawer and display cabinets with an inset 1.5 bowl ceramic sink and an electric Aga with stainless steel extractor hood over. This fabulous room also features an arched recess which houses a built in cupboard for storage and further bespoke display cabinets. Lighting is provided by recessed ceiling lights and the traditional sash style window and double doors connecting to the rear terrace. Splash back tiling to the walls, tiling to the floor and contrasting work surfaces assist the amazing ambience in this room.

### Kitchen





## Kitchen



## Utility

9'7" x 7'0" (2.93 x 2.14)



Connected by a door leading from the Kitchen this room offers floor and wall cabinets with inset sink unit plus contrasting work surfaces. There is space for a washing machine and tumble dryer and tiling to the floor.

## Inner Lobby

Leading from the Reception Hall, doors from this room provide access to the Shower Room and Garage.

## Shower Room

7'5" x 10'3" (2.27 x 3.14)



Facilities of this room include a large shower enclosure, pedestal wash hand basin and a low level w.c. Natural light is provided by a traditional style sash window. This room also has the benefit of a central heating radiator, decorative tiling to the walls with contrasting tiling to the floor. Built in cupboards provide storage space and house a central heating boiler.

## Family Room

23'10" x 27'10" (7.28 x 8.50)



The design of this room takes full advantage of the ceiling heights with 2 Velux roof lights and magnificent exposed beams. A stunning room (formerly a swimming pool) perfect for entertaining with outstanding views over the splendid gardens from the fabulous double glazed windows and double doors which open to reveal the garden and terrace of this stunning home. Heating to this room is provided by 4 central heating radiators whilst spot lighting provides mood lighting and the stylish wood flooring completes this room perfectly.



## Family Room



## Garage

**24'2" x 16'10" (7.38 x 5.14)**

Continuing the feature exposed beams from the Family Room, the Garage is accessed via a door from the inner lobby or electric doors from the driveway. There is space for 2/3 cars.

## First Floor

### Landing



This impressive landing has a stunning, feature arched window which rises with the sweeping staircase from the ground to the first floor plus a second charming window to the main landing. The high ceilings with plaster work archway and coving to the ceiling compliment this space perfectly. There is also a central heating radiator and doors providing access to all first floor rooms.

## Landing



## Family Bathroom

**7'1" x 14'5" (2.16 x 4.41)**



This stunning room is the perfect place to relax, bathed in natural light from a traditional style sash window. Featuring a 4 piece suite comprising a stylish wash hand basin set into a vanity stand, double ended bath with central taps, close coupled w.c. and walk in shower cubicle. Recessed lighting to the ceiling as well as contrasting tiling to walls and tiling to the floor complete the calming feel of this luxurious room.

**Master Bedroom**  
**15'10" x 16'1" (4.85 x 4.91)**



A fabulous double room featuring Bespoke fitted wardrobes providing hanging and storage space and matching dressing table. Windows to the front and side elevations offer views over the approach to the house and side gardens. The neutral decor of this room is complemented by the carpeting to the floor, plaster work coving to the ceiling and two central heating radiators. A door connects to the En-suite.

**Master Bedroom**



**En-suite Bathroom**  
**14'2" x 14'2" (4.32 x 4.34)**



An elegant room with a comprehensive range of fitted robes and storage cupboards with inset his and hers wash hand basins,

low level w.c., walk in shower enclosure with decorative door panel and spa bath with central taps, together with shower attachment. A traditional style sash window and 2 central heating radiators along with splash back tiling to the walls and recessed mood lighting finish the calming feel of this room.

**En-suite Bathroom**



**Bedroom 2**  
**15'9" x 15'1" (4.82 x 4.60)**



With superb views from the sash window over the rear garden this spacious room has plaster work coving to the ceiling and heating is provided by a central heating radiator.



### Bedroom 3 (Rear)

14'0" x 15'5" (4.29 x 4.71)



This lovely double bedroom is the perfect place to relax, with a sash window having fantastic views over the gardens to the rear. The decor of this light and airy room is enhanced by coving to the ceiling and a central heating radiator.

### Bedroom 4 (Dual Aspect)

16'0" x 14'0" (4.88 x 4.28)



This spacious double bedroom has a dual aspect with unrivalled views over the gardens from two sash windows to the rear and side elevations. This beautiful room also features decorative coving to the ceiling and two central heating radiators.

### Bedroom 5 (Side)

12'4" x 7'10" (3.77 x 2.41)



Set to the side of the property, natural light flows through a sash window which also offers views over the garden to the side.

This room also has the benefit of coving to the ceiling and a central heating radiator.

### Exterior



Entrance to this impressive property is from a pathway or private driveway which provides ample parking space for a number of vehicles and leads to the double garage. The rear of the property has a fabulous vast garden site which extends to the side providing rolling lawns, paved terrace and pond. The mature trees and shrubs provide screening making this a very private and secure area and a safe haven for children. This peaceful and tranquil setting also offers 2 greenhouses and 2 wendy houses.



Exterior (Side)



Gardens



Gardens



Garage



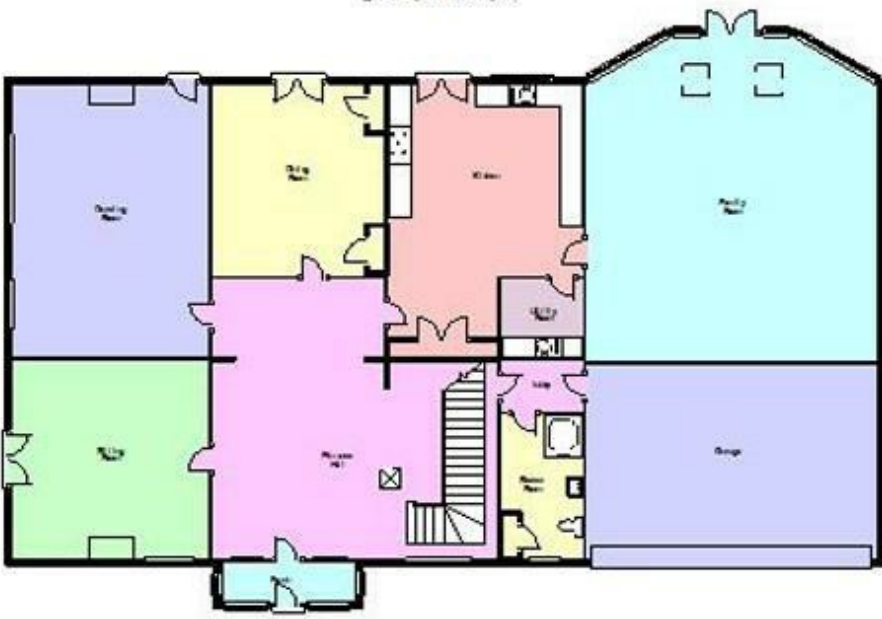
Gardens



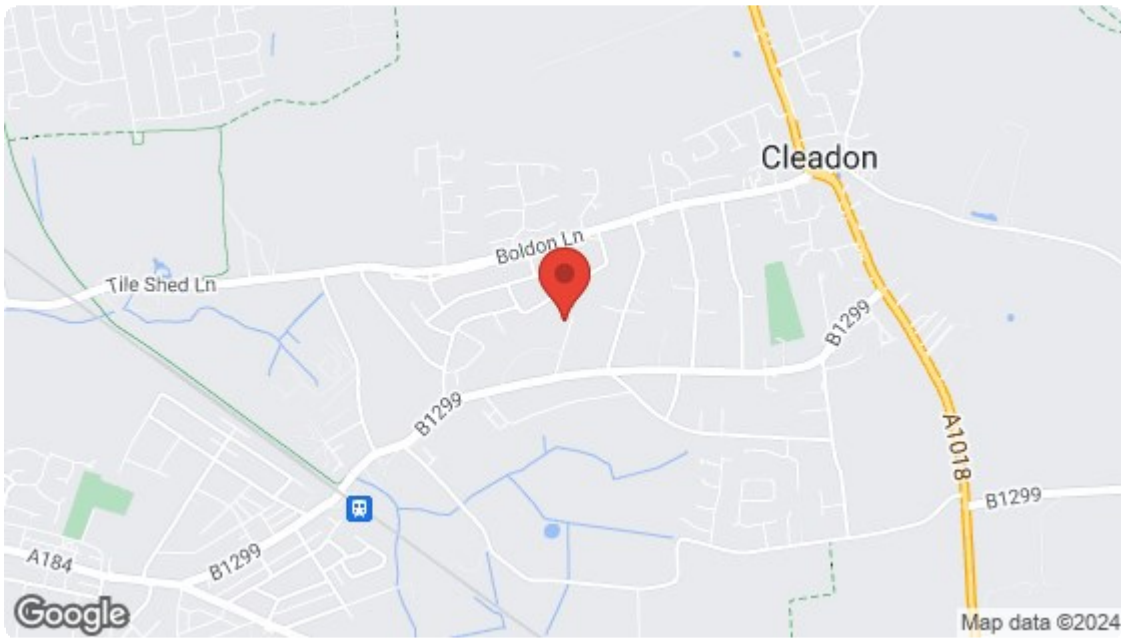
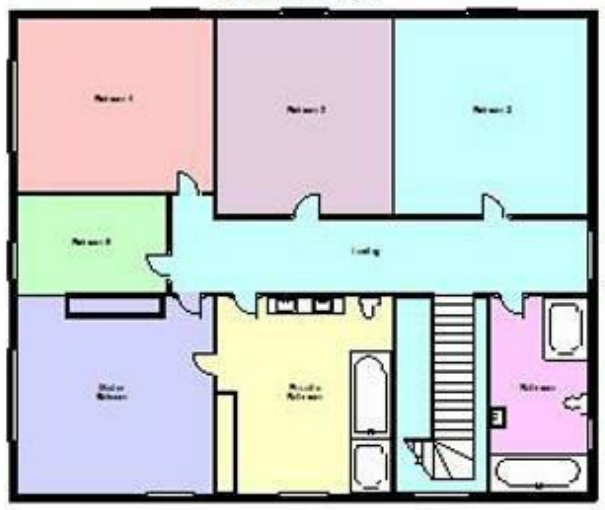




Ground Floor  
12/20/2024 10:11:00 AM



First Floor  
12/20/2024 10:11:00 AM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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