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**Offers Over £925,000**

A GOLD by Linda Leary property. WE ARE DELIGHTED TO OFFER THIS RARE OPPORTUNITY TO PURCHASE A PROPERTY WITH A SELF CONTAINED GRANNY ANNEX IN CLEADON VILLAGE. This additional space could provide extra accommodation for a family member, or could be incorporated into the main residence to provide extra Bedroom space, Games Room or Office giving the main property even bigger proportions. Access to the Granny Flat is via a door from the Entrance Porch which opens to reveal an 11ft Hallway leading to spacious accommodation all on one level which consists of a 21ft open plan Lounge/Diner/Kitchen, Bathroom, Separate W.C. and 2 Bedrooms. The main residence is a detached freehold, 5 double bedroom spacious house set within approximately 0.75 - 0.95 acre plot. This wonderful family home requires some modernisation but must be viewed to appreciate the size of accommodation on offer. Briefly comprising; Entrance Porch offering access to the main house and granny annex, spacious Reception Hall with beautiful sweeping staircase leading to the upper floor, 24 ft Lounge with doors opening to the rear terrace, Dining Room offering views over the amazing gardens, Kitchen/Diner fitted with a comprehensive selection of cabinets plus a variety of integrated appliances also having sliding doors leading to the rear terrace, ideal for outdoor entertaining, Utility Room, Study bathed in natural light and Shower Room. The first floor of this superb property consists of a galleried landing which provides access to 5 spacious Bedrooms, two of which offer En-suite facilities, there is also a stylish Family Bathroom. Externally the property boasts beautifully presented south facing gardens to the rear with paved terrace for al fresco dining, there is also a block paved driveway to the front providing off street parking and leading to the double garage. Council Tax Band G

## Cleadow Village

Cleadow Village is an idyllic residential area and one of the most attractive villages South of The Tyne. Ideally located for access to a variety of local shops, churches, pubs and restaurants. Cleadow Village is also within the catchment area of Cleadow Village C of E Primary Academy and Whitburn C of E Academy. Cleadow Hills, an accessible, windswept landscape and the South Shields and Seaburn coastlines are also within close proximity.

## Ground Floor

### Entrance Porch

Entrance to this delightful home is via the entrance porch offering windows to the front elevation allowing the flood of natural light. Doors lead from the Entrance Porch to both the Hallway of the main house and also the Hallway of the Granny Annex.

Paneling to the ceiling, wall lighting and tiling to the floor compliments this space.

### Reception Hall

20'2" x 14'6" (6.15 x 4.43)



Accessed from the entrance porch the reception hall has a quality, sweeping, balustrade staircase with decorative newel posts leading to the first floor. An under stairs cupboard provides storage space. This grand and spacious room also offers traditional decorative plaster work coving to ceiling, dado rail and a central heating radiator provides background heating.

### Reception Hall



## Lounge

24'0" x 20'3" (7.34 x 6.18)



This room must be one of the main selling points of the property. Double doors from the Hallway open to present this superb lounge which offers two sets of sliding doors leading to the rear terrace, ideal for entertaining. There is a feature fire surround with tiled inset and living flame coal effect gas fire. The decorative coving to the ceiling, wall lighting, dado rail and central heating radiators compliment this room perfectly.

## Dining Room

13'1" x 14'11" (4.00 x 4.55)



Situated at the rear of the property, engulfed in natural light, this light and airy room from windows to two elevations providing views over the beautifully presented gardens, this is the perfect space for formal dining or family entertaining. Back ground heating is provided by a central heating radiator. This room can be accessed via a door from the Lounge or double doors from the Hallway.

**Kitchen**  
17'1" x 17'5" (5.22 x 5.33)



The heart of this family home features a comprehensive selection of floor, wall and drawer cabinets with a 1.5 bowl sink unit and contrasting work surfaces. Integrated appliances include a hob, extractor hood, double oven and dish washer there is also space for a fridge freezer. Natural lighting is provided by windows to the rear elevation and sliding doors which open to reveal the paved rear terrace, ideal for alfresco dining. A breakfast bar, recessed lighting to the ceiling, splash back tiling to the walls and tiling to the floor complete this spacious room.

**Kitchen**



**Utility Room**  
12'9" x 8'1" (3.91 x 2.48)

Leading from a door via the Hallway this room has windows to the side elevation which provide natural lighting. There is wall shelving providing storage space plus ample space for a washing machine, fridge and wine cooler. A further door offers access to the side of the property and this room also has the benefit of tiling to the floor.

**Study**  
12'8" x 12'7" (3.88 x 3.86)



Currently being used as a Study, this room could also be a play room or further reception room. This delightful room is bathed in natural light from windows to the side and front elevations offering views over the approach to the property. Further features of this room include dado rail and wall shelving offers storage space. Back ground heating is provided by a central heating radiator.

**Shower Room**  
8'0" x 11'5" (2.46 x 3.48)



Facilities of this room include a pedestal wash hand basin, close coupled w.c. and shower enclosure. This elegant room also has the benefit of a port hole stained glass window plus further window with central heating radiator below, there is also splash back tiling to the walls. A built in cupboard provides storage space.

**First Floor**

**Landing**



The fabulous staircase with quality balustrade and decorative newel posts rising from the reception hall to the upper floor can

be fully appreciated from this level. Doors lead from the landing providing access to all first floor rooms and a built in linen cupboards provide useful storage space. There is a window to the front elevation.

**Master Bedroom (Dual Aspect)**  
21'10" x 17'6" (6.68 x 5.35)



A superb double room featuring windows to the front elevation and double doors to the rear leading to a roof terrace offering unrivalled views over the rear gardens. The decor of this room is complemented by the carpeting to the floor and two central heating radiators provide background heating. A door connects to the En-suite and two walk in wardrobes providing hanging and storage space.

**Master Bedroom (Dual Aspect)**



**En-suite**  
10'4" x 13'1" (3.17 x 3.99)



Leading from the bedroom this room offers the ideal place to relax comprising a traditional style stand with inset wash hand basin, close coupled w.c. and panelled bath with shower over. This room also has the benefit of two Velux roof lights, splash back tiling to the walls and a central heating radiator.

**En-suite**



**Bedroom 2 (Rear)**  
17'1" x 13'1" (5.23 x 3.99)



Off the landing this very spacious double bedroom has windows to two elevations with views over the fabulous gardens. Heating to this room is from a central heating radiator and built in mirror fronted wardrobes provide hanging and storage space. This room also has coving to the ceiling.

### Bedroom 2 (Rear)



### En-Suite 9'10" x 6'9" (3.02 x 2.07)



An elegant room with wash hand basin set into a vanity unit also providing storage space, close coupled w.c. with concealed cistern and large shower enclosure. Flooded in natural light from a double glazed window there is also coving to the ceiling and a central heating radiator. Neutral splash back tiling to the walls together with contrasting tiling to the floor complete the calming feel of this room.

### Bedroom 3 (Rear) 15'5" x 12'9" (4.72 x 3.89)



This lovely room is the perfect place to relax, with windows offering amazing views over the rear gardens. Fitted wardrobes

provide hanging and storage space. Heating is provided by a central heating radiator.

### Bedroom 4 (Rear) 13'3" x 10'0" (4.05 x 3.07)



Currently being used as a Living Room this double bedroom offers fabulous views over the gardens from the window to the rear elevation and a door opens to reveal a roof terrace ideal for enjoying the early morning or late evening sun. This room also has the benefit of a central heating radiator and coving to the ceiling.

### Bathroom 12'9" x 7'7" (3.89 x 2.33)



A stylish family bathroom with wash hand basin, w.c with concealed cistern, panelled bath and large shower enclosure. This superb room also has a window and ladder style heated towel rail. The panelling to the ceiling with recessed lighting, tiling to the walls with a decorative border and contrasting tiling to the floor all assist the amazing relaxing ambience of this spacious room.

## Bathroom



## Granny Annex



## Bedroom 5 (Front)

12'9" x 7'8" (3.89 x 2.35)



Set to the front of the property, natural light flows through windows to the front and side elevations of this room. This room also features coving to the ceiling and a central heating radiator. Mirror fronted sliding door wardrobes provide hanging and storage space.

## Bedroom 5 (Front)



Providing the ideal self contained space for a teenager or elderly relative the Annexe of this superb property comprises;

## Annex Study

11'0" x 8'11" (3.36 x 2.73)

Accessed via a door from the Entrance Porch, this room provides access to the accommodation contained in this self contained annex all on ground floor level.

## Separate W.C.

6'9" x 3'2" (2.06 x 0.99)

Facilities of this room include a pedestal wash hand basin and close coupled w.c. There is also splash back tiling to the walls and a central heating radiator.

## Bathroom

6'9" x 6'5" (2.07 x 1.97)

Fitted with a close coupled w.c., wash hand basin plus a panelled bath with shower over. The suite is complemented by the tiling to walls with contrasting flooring. There is also a central heating radiator.

## Bedroom 1 (Side)

11'3" x 10'7" (3.43 x 3.25)

Situated at the side of the property this double bedroom is accessed off the inner lobby and offers two windows to the side elevation and a central heating radiator.

## Bedroom 2 (Front)

9'10" x 7'6" (3.01 x 2.31)

A window to the front elevation provides views over the approach to the property. This room also has the benefit of a central heating radiator.

## Lounge/Diner/Kitchen

21'5" x 18'11" (6.54 x 5.79)

Natural light floods into this beautiful south facing room from windows to the rear and side elevations and sliding doors open to reveal the paved terraced and gardens beyond. The living/dining area flows through to the Kitchen which is installed with a selection of wall, floor and drawers cabinets with inset stainless steel sink unit. There is an oven, hob and extractor hood plus space for a washing machine and fridge. Heating to this room is provided by a central heating radiator.

## Exterior



Entrance to this impressive property is from a block paved private driveway which also provides ample parking space for a number of vehicles and leads to the side of the property allowing access to the detached double garage. The rear of the property has a stunning garden site which has been maintained meticulously by the present owners, providing a rolling lawn, seating areas, and paved terrace ideal for entertaining. 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 two ponds, a garden shed and green house as well as raised vegetable beds.

## Gardens



## Gardens



## Pond



## Gardens

## Gardens



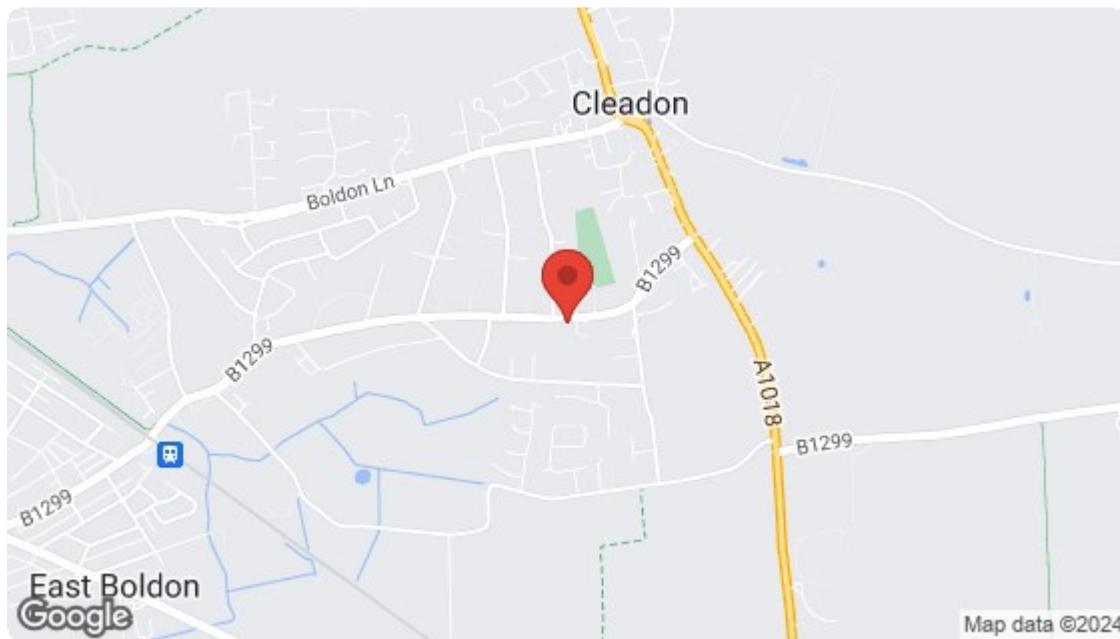
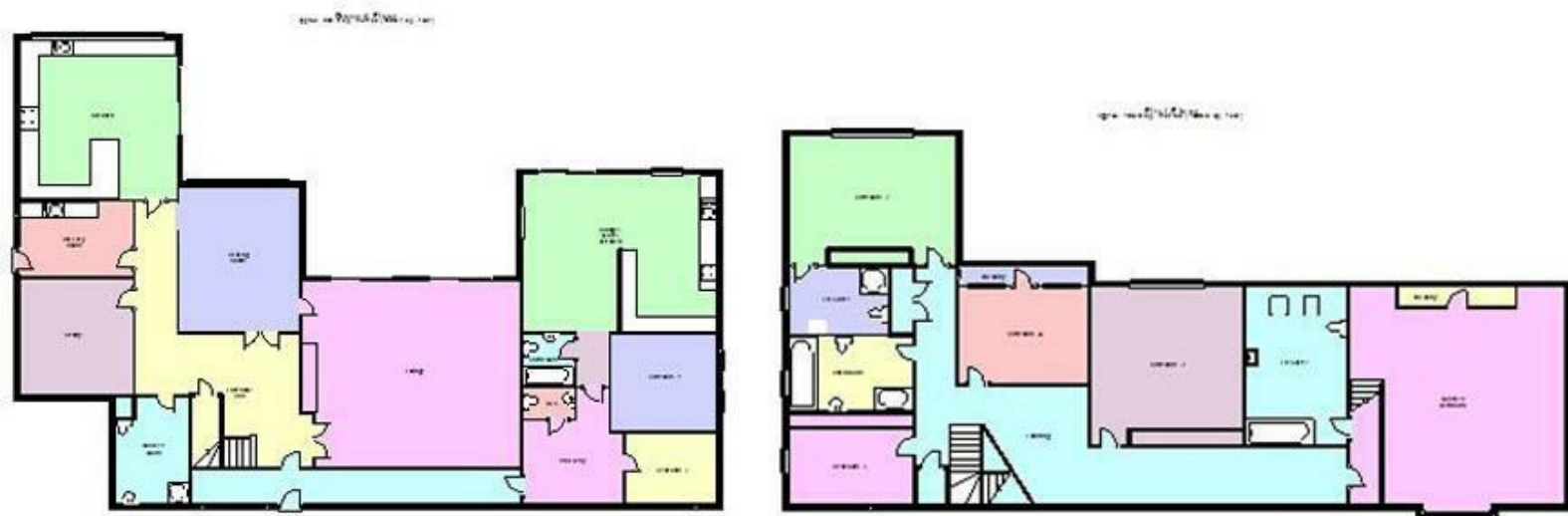
## Terrace



## Double Garage







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	75
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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