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5 Sunnyside Lane, Cleadon, Tyne & Wear SR6 7UZ

£415,000

We have pleasure in introducing this freehold, 3 double bedroom link detached house situated in the centre of Cleadon Village offering ready to move into stylish, family size living accommodation. Conveniently located close to the village centre and perfectly placed for access to Cleadon's excellent amenities including shops, delis, church, pubs and restaurant. In addition, this property is located within the catchment area for Cleadon Church of England Academy and Whitburn Academy. Finished to an exceptionally high standard, this stylish home briefly comprises; Entrance Hall, Living Room with feature fire place, Dining Room also with feature place and steps leading to a fitted Kitchen with some integrated appliances, which opens to a Family Room having double doors which open to reveal the rear patio area. There is also a Utility/Ground Floor W.C. accessed from the Kitchen. To the first floor there are 3 double bedrooms and a luxurious Family Bathroom. The property oozes charm and has a host of period features to include traditional style fire places and sash windows. The gardens offer a plentiful array of mature trees making this site very private and secure. There is off-street parking provided by the shared access driveway which leads to the detached garage. Viewing is essential as purchasers will not be disappointed with the internal layout and dimensions of this beautiful home. Council Tax Band E

Ground Floor

Entrance Hall

This delightful property is accessed through a traditional style timber door. Double doors provide access to both the Living Room and Dining Room. A stair case leads to the first floor.

Living Room

10'5" x 15'3" (3.18 x 4.64)



This superb room situated at the front of the property features a traditional style double glazed sash window. The colour scheme of this tranquil room is enhanced by the feature fire surround to the chimney breast with inset log burning stove. Background heating is provided by a central heating radiator.

Living Room



Dining Room

10'5" x 15'3" (3.17 x 4.65)



This room is wonderfully positioned again to the front of the property, offering a traditional style double glazed sash window. One of the main focal points of this room is a period style marble fire surround with black inset and hearth. This room ideal for family living or formal entertaining with background heating provided by a central heating radiator. Storage is provided by the under stairs cupboard.

Dining Room



Kitchen

11'8" x 8'10" (3.55 x 2.69)



One of the main selling points of this stunning home is the Kitchen which is fitted with a stylish range of floor, wall and

drawer cabinets with inset 1.5 bowl sink set into contrasting marble work surfaces. There is an integrated dish washer and space for a range style cooker and American style fridge freezer. This splendid room also has the benefit of recessed lighting, display shelving, double glazed window, contemporary vertical central heating radiator and tiling to the floor with underfloor heating. This room connects to the Family Room.

Kitchen



Family Room



Family Room
14'0" x 7'10" (4.26 x 2.38)



The design of this room takes full advantage of the varying ceiling height. Flooded in natural light from double glazed windows offering views over the rear garden and double doors which open to reveal the cobbled patio for alfresco dining. This delightful room is the perfect place to sit and relax and also benefits from a traditional style central heating radiator and tiling to the floor.

Utility/Ground Floor W.C.
5'5" x 8'6" (1.64 x 2.60)



Accessed off the Kitchen, facilities of this room include a close coupled w.c. and pedestal wash hand basin. Wall mounted cupboards provide storage space and there is also space for a washing machine and tumble dryer beneath a work surface. Splash back tiling to the walls and contrasting tiling to the floor completes the neutral decor of this room.

First Floor

Master Bedroom (Rear)
13'0" x 10'1" (3.95 x 3.08)

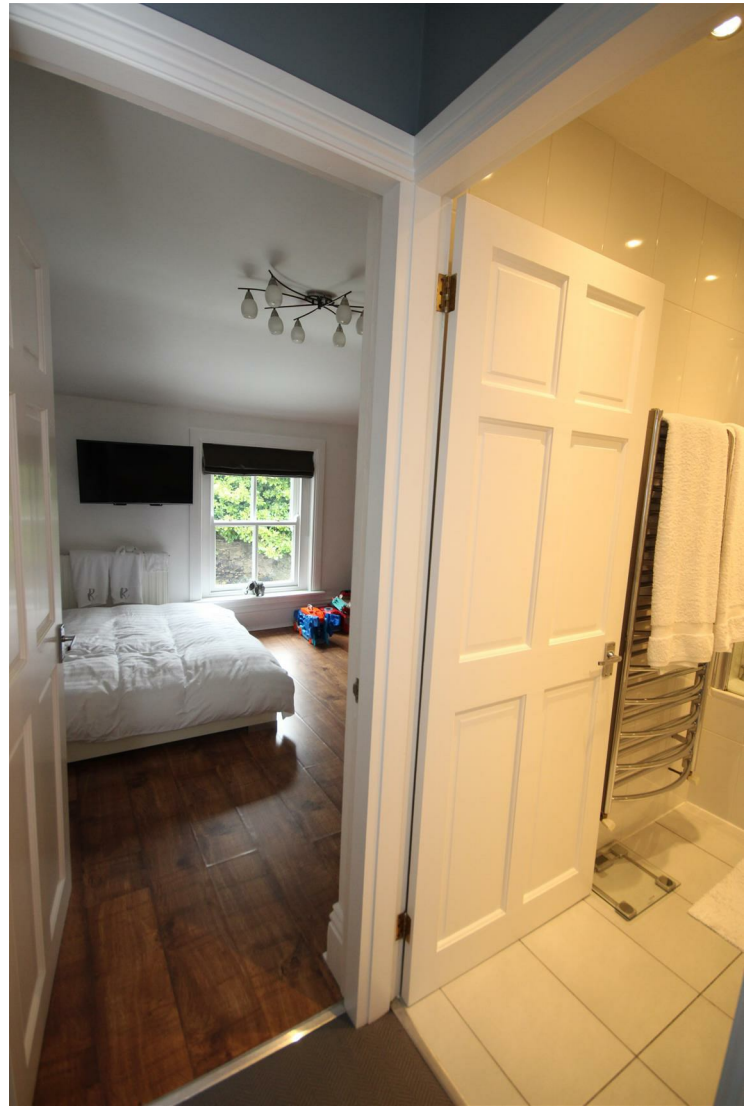


This spacious double bedroom is bathed in natural light from a

feature port hole window to the rear and a further double glazed window to the side elevation. Fitted wardrobes providing hanging and storage space, background heating is provided by a central heating radiator.

Lobby

Master Bedroom (Rear)



Bedroom 2 (Front)

9'3" x 15'11" (2.83 x 4.85)



Giving access to:

Set to the front of the property this double bedroom offers fitted wardrobes providing hanging and storage space plus a feature open fire with cast iron surround. Natural light is provided by a double glazed window and heating is provided by a central heating radiator.

Bedroom 2 (Front)



Family Bathroom

7'7" x 5'3" (2.30 x 1.61)



This elegant room offers the perfect place to relax comprising a pedestal wash hand basin, close coupled w.c. and panelled bath with shower over. There is also a wall mounted heated towel rail, extractor fan plus splash back tiling to the walls with contrasting tiling to the floor.

Bedroom 3 (Front)

12'8" x 10'2" (3.85 x 3.11)



A further double bedroom with traditional style double glazed sash window and central heating radiator. Fitted wardrobes provide hanging and storage space. This room also has laminate flooring.

Exterior



Hedging encloses the well stocked mature garden to the front of this beautiful home, whilst to the side there is a gated driveway providing off street parking for numerous cars and leading to the detached garage, shared access with neighbour. Set to the rear is a private and secure garden with lawn and cobbled patio area ideal for entertaining, to catch the summer sun or providing a secure environment for playing children.

Garden



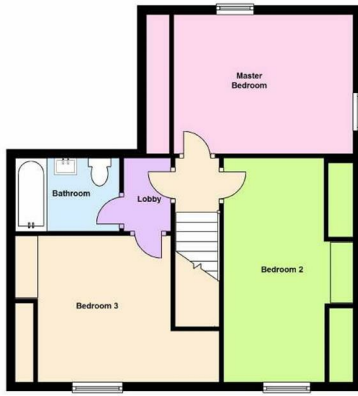
Ground Floor Plans



This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

First Floor Plans

First Floor
Aprox. 49.7 sq. metres (535.3 sq. feet)



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DO NOT SCALE.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		72
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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