



LINDA LEARY

estate agents

1 Station Terrace, East Boldon, Tyne & Wear NE36 0LJ

Tel: 0191 519 2000 email: info@lindaleary.co.uk www.lindaleary.co.uk



5 The Close, Cleadon, Tyne and Wear SR6 7RG

Offers Around £560,000

A GOLD property of distinction from Linda Leary Estate Agents. We are delighted to offer to the market this spacious, freehold, 5 Bedroom Detached House with double garage and gardens located in the heart of Cleadon Village. One of the most sought after villages in the area, Cleadon offers an excellent primary school, shops and restaurants plus easy access to Cleadon Hills and the Coast. In addition, this superb home is also within the catchment area for Whitburn Academy.

Any purchasers will not be disappointed with the internal layout and dimensions of this superb home which briefly comprises: Entrance Porch, Hallway with stained glass window and staircase leading to the first floor, Ground Floor Cloaks Room, Living Room with feature chimney breast and double doors to the Conservatory, delightful Sitting Room offering views and access to the rear gardens, Study, stylish fitted Kitchen offering a comprehensive range of cabinets plus an Aga and access to the Utility. The property also boasts plentiful sleeping accommodation to the first floor having a Master Bedroom with the benefit of an En-suite, a further 2 Bedrooms, a Stylish Family Bathroom plus a further Study and finally a 4th spacious 16ft 5" Bedroom with sink unit which completes the first floor accommodation. A further feature of this superb home are the gardens to the front and rear, the front offering open plan lawns, mature planting and a double garage, there is also an enclosed garden to the rear with lawn and mature planting which provides the perfect place for relaxation on a hot sunny day or for playing children. Viewing of this property is highly recommended to appreciate the size of living accommodation on offer. Council Tax Band

Ground Floor

Entrance Porch

Hallway



Accessed via a UPVC door with stained glass panels one of the main focal points of hallway is the staircase with balustrades and newel posts, leading to the first floor. A stained glass window allows the flood of natural light whilst a central heating radiator provides background heating. This is complimented by laminate flooring.

Ground Floor Cloaks Room

Leading from the Hallway, facilities of this room include a wash hand basin and w.c. This room also has a window to the front elevation and a central heating radiator.

Living Room

12'2" x 18'5" (3.73 x 5.63)



A superb room with double glazed window to the front elevation and double doors to the rear leading to the Conservatory. One of the main focal points of this room is a feature chimney breast wall with inset log burner. The neutral colour scheme is complimented by plaster work coving to the ceiling, and carpet to the floor. Two central heating radiators provide background heating.

Living Room



Conservatory

11'5" x 13'9" (3.48 x 4.20)



The design of this room takes full advantage of the ceiling heights with 2 Velux roof lights. A stunning room with

magnificent double glazed windows and doors leading to the garden are the focal point of this space. There is also a tiling to the floor.

Sitting Room

20'2" x 9'4" (6.16 x 2.85)



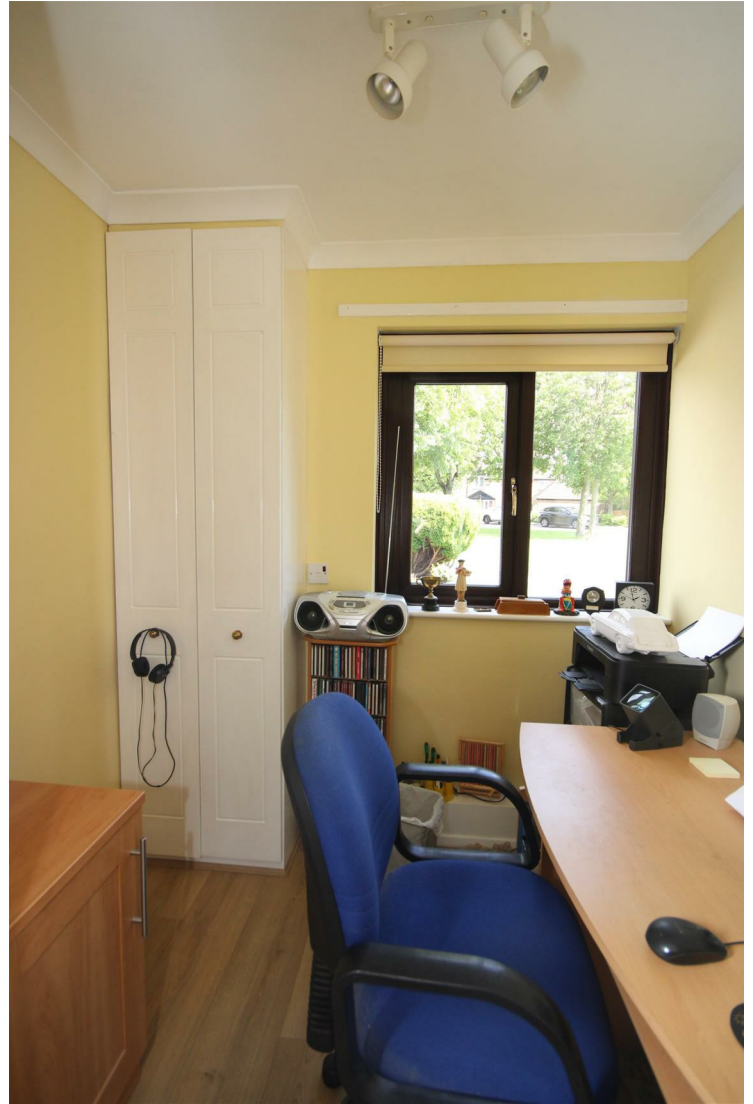
Leading from the Hall this delightful space offers the perfect place to relax with two double glazed windows offering views over the magnificent gardens. There are also UPVC double doors which open onto the rear patio ideal for al fresco dining. Heating to this room is from two central heating radiators and there is also plaster work coving to the ceiling and laminate flooring.

Sitting Room



Study

6'10" x 5'10" (2.10 x 1.78)



Leading off the Sitting Room, this light and airy living space is currently being used as a Study but would also work well as a play room or Snug. Offering a double glazed window to the front elevations, this room also has the benefit of coving to the ceiling, laminate flooring and a central heating radiator. A built in cupboard provides storage space.

Kitchen/Diner

13'2" x 13'8" (4.02 x 4.17)



The heart of this family home is installed with a comprehensive range of floor, wall, and drawer cabinets with inset 1.5 bowl

stainless steel sink unit and contrasting work surfaces. Integrated appliances include a dish washer and there is also an Aga plus space for a fridge freezer. Bathed in natural light from a double glazed window a stable style door to the rear opens to reveal the gardens. Splash back tiling to the walls, along with recessed lighting to the ceiling and displaying lighting offer mood lighting finally contrasting tiling to the floor compliments this room perfectly. This room flows naturally through to the Utility and a door provides access to the double garage.

Kitchen/Diner



Utility

9'9" x 4'4" (2.99 x 1.33)

Fitted with floor and wall cabinets plus an inset stainless steel sink unit with contrasting work surface. Natural light is provided by a window to the side elevation. Further features of this room include a central heating radiator plus splash back tiling to the floor with contrasting laminate flooring.

First Floor

Landing



This gallery landing is flooded in natural light from a double glazed window and has doors providing access to all first floor rooms.

Family Bathroom

8'7" x 5'11" (2.62 x 1.82)



Offering the ideal place to relax, this luxurious room offers a wash hand basin and w.c. set into a vanity unit also providing storage space plus a a panelled bath. Double glazed window and ladder style heated towel rail. Recessed down lighting, PVC panelling to the walls and contrasting tiling to the floor finish this room perfectly.

Master Bedroom

11'4" x 12'4" (3.47 x 3.76)



A fabulous room featuring a double glazed window with views over the mature rear gardens. The neutral decor of this room is complemented by the carpeting. There is also a central heating radiator and a door leading to the En suite.

En-suite
5'7" x 6'0" (1.71 x 1.84)



This stylish shower room comprises a shower enclosure, close coupled w.c. plus wash hand basin set into a vanity unit also providing storage space. PVC panelling to the walls is complimented by contrasting tiling to the floor. A double glazed window provides natural light, whilst recessed lighting to the ceiling offers background lighting. Heating is provided by a heated towel rail.

Bedroom 2
8'2" x 9'6" (2.51 x 2.90)



This splendid room has a double glazed window framing the

views of the well maintained gardens to the rear of the property. There is also a central heating radiator.

Bedroom 3
12'1" x 9'6" (3.69 x 2.90)



A wonderfully positioned, spacious double bedroom with double glazed window having views over the gardens at the rear. Fitted wardrobes provide hanging and storage space and a central heating radiator offers background heating.

Study
7'1" x 8'9" (2.16 x 2.69)



Accessed via a door from the landing this room has the benefit of a double glazed window with central heating radiator below. A further door opens to reveal the fourth bedroom.

Bedroom 4
16'4" x 15'3" (5.00 x 4.65)



A very spacious double bedroom which is currently being used as a family/hobby room. The decor of this room is complimented by a central radiator plus the flood of natural light from two velux roof lights and a double glazed window to the front elevation. This room also has the benefit of a sink unit with inset stainless steel sink.

Bedroom 4



Exterior



The beautifully presented open plan gardens with mature planting together with this impressive house are accessed via a block paved driveway which also provides off street parking for several cars and leads to the double garage. The rear of the

property provides a safe and secure environment for family living, offering an enclosed lawned area, mature planting to the borders, vegetable patch and fruit trees which also provide screening. A paved patio which can be accessed via the Conservatory or the Sitting Room is ideal for al fresco dining.

Garden



Garden

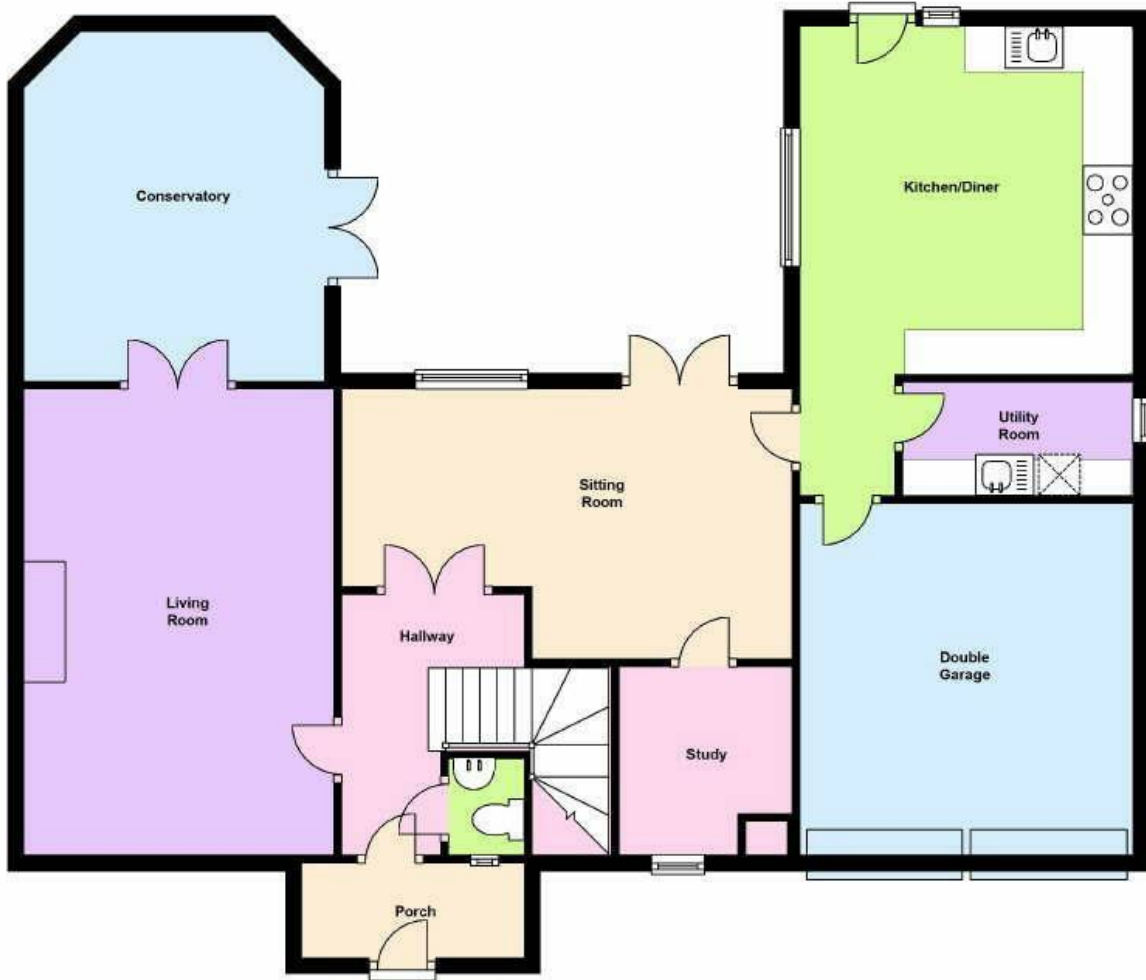


Patio





Ground Floor
Approx. 107.1 sq. metres (1153.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	76
(55-68) D			
(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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate using a Sonic tape and should not be relied upon for complete accuracy. If you require exact measurements, please ask one of our negotiators to arrange an appointment to view the property, when your own measurements may be taken. It should not be assumed that the property has all necessary planning, building regulation or other consents. The Agent has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.