



**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



## **20 Broadlands, Cleadon, Tyne and Wear SR6 7RD**

**£525,000**

A GOLD by Linda Leary Estate Agents property of distinction. This 4 bedroom detached property is very well presented throughout. Benefiting from an Entrance Lobby, Cloak Room, Dining Room with walk in bay window, a 20ft 8" Living Room open to an Orangery, a Kitchen/Breakfast Room fitted with a gas range of cabinets and gas range cooker and a Utility with space for a washing machine and American style fridge freezer. to the ground floor. A spacious Master Bedroom with En-suite is accessed from the first floor landing as well as a further 3 Bedrooms and a stylish Family Bathroom. Externally, there is a spacious garden to the rear with patio ideal for BBQs and al-fresco dining, as well as lawned areas surrounded by mature borders featuring stunning planting. To the front, there are lawns and a driveway providing off street parking and leading to a detached double garage. Situated on the coveted Broadlands estate surrounded by greenbelt land this property has a wonderful rural setting whilst being in easy reach of both Cleadon and East Boldon Villages. Being a perfect family home it is also within the catchment area for Cleadon Village C of E Academy and Whitburn Academy as well as being close to shops, pubs and restaurants of Cleadon Village and within easy access of the Cleadon Hills and the Coast. Broadlands is also close to East Boldon Metro Station, so commuting by train is accessible. Council Tax Band F



## Ground Floor

### Entrance Lobby

Entry to this beautiful home is via a composite door which opens to reveal the Entrance Lobby and a further door provides access to the main hallway.

### Entrance Hall



Accessed via a door from entrance lobby, the focal point of the hallway is the staircase with wood balustrades and newel posts, leading to the first floor. This is complimented by the plaster work coving to ceiling and carpet to the floor. A central heating radiator provides background heating

## Cloaks Room



This room has a close coupled w.c. and contemporary wash hand basin set into a vanity unit which also provides storage space. There is also a UPVC double glazed window and splash back tiling to the walls which is complimented by contrasting tiling to the floor. Heating is provided by a ladder style heated towel rail.

## Living Room

11'1" x 20'8" (3.39 x 6.32)



One of the main features of this spacious room is a traditional style fire surround with inset gas fire. Natural lighting is provided by sliding doors which open to the Conservatory and a UPVC double glazed bow window with views over the gardens to the front. This room also has the benefit of two central heating radiators and plaster work coving to the ceiling.

## Living Room



## Orangery 7'11" x 12'1" (2.43 x 3.69)



The design of this stunning room takes full advantage of the ceiling height and is bathed in natural light from the double glazed windows and double doors which open onto the patio ideal for entertaining. This is the perfect place to sit and relax with views over the rear gardens. Recessed lighting offers mood lighting and a central heating radiator provides background heating.

## Dining Room 8'5" x 11'8" plus bay (2.59 x 3.57 plus bay)



The focal point of this comfortable room is the walk in bay window to the front elevation. The decor of this light and airy

room is enhanced by carpeting to the floor, plaster work coving to the ceiling and a central heating radiator.

## Kitchen/Breakfast Room 9'8" x 13'10" (2.95 x 4.24)



Leading from the Hallway, 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. This beautiful room also has the benefit of a gas range cooker and stainless steel extractor hood. Lighting is provided by a UPVC double glazed window, with background lighting is provided by spot lighting to the ceiling. A breakfast bar, splash back tiling to the walls and contrasting tiling to the floor complete this spacious room.



**Utility**  
4'11" x 8'9" (1.52 x 2.68)



Leading from the Kitchen/Breakfast Room this room offers a floor cabinet with inset stainless steel circular sink unit plus space for a washing machine and American style fridge freezer. There is also a double glazed window to the rear elevation, tiling to the floor and splash back tiling to the walls. A UPVC door provides access to the rear garden.

**First Floor**

**Landing**



Doors lead to all principle first floor rooms and a built in cupboard provides storage space.

**Master Bedroom (Front)**  
11'9" x 12'6" (3.60 x 3.83)



This wonderfully positioned room has views over the entrance and gardens to the front of the property from a double glazed window. Mirror fronted, sliding door fitted wardrobes provide hanging and storage space. The room also has the benefit of a central heating radiator and a door providing access to the En-suite Shower Room.

**En-suite Shower Room**  
5'6" x 7'6" (1.68 x 2.31)



This stylish room offers a corner shower cubicle, a close coupled w.c and wash hand basin set into a vanity unit also providing storage space. A UPVC double glazed window, neutral tiling to the walls with contrasting tiling to the floor completes this elegant room.

**Bedroom 2 (Front)**  
11'5" x 11'7" (3.49 x 3.54)



The decor of this spacious double room is complemented by a double glazed window offering views over the gardens and approach to the front of the house. Heating is provided by a central heating radiator.

**Bedroom 3 (Rear)**  
8'9" x 10'4" (2.67 x 3.15)



Currently being used as a home office/study this double bedroom has a double glazed window with central heating radiator below. Mirror front sliding door fitted wardrobes provide generous hanging and storage space.

**Family Bathroom**  
7'1" x 5'5" (2.16 x 1.67)



This stylish room is the perfect place to relax featuring a pedestal wash hand basin, close coupled w.c and panelled bath with shower over. A double glazed window, heated towel rail and tiling to walls with contrasting tiling to the floor compliment the crisp feel of this room.



**Bedroom 4 (Rear)**  
**10'5" x 9'0" (3.19 x 2.75)**



This lovely room is the perfect place to relax, with double glazed window having views over the rear gardens. Heating is provided by a central heating radiator.

**Exterior**



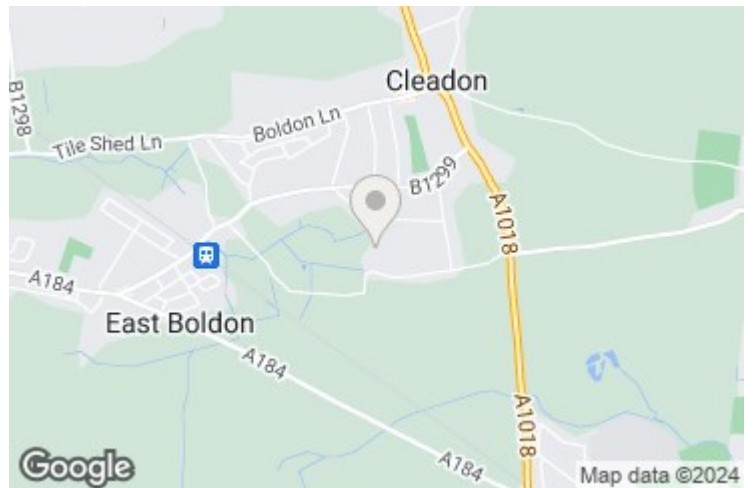
The beautifully presented gardens together with this impressive home are located at the head of a cul de sac and are accessed via a driveway which provides ample off street parking. There are well maintained, open plan, mature gardens to the front of the property as well as a detached double garage. The rear and side of the property lies a stunning garden site providing lawned areas and paved patio area ideal for entertaining. The mature large shrubs and trees provide screening making this a very private and secure area for playing children or al-fresco dining. There is also a waste bin storage area and gate providing access to the side of the property.

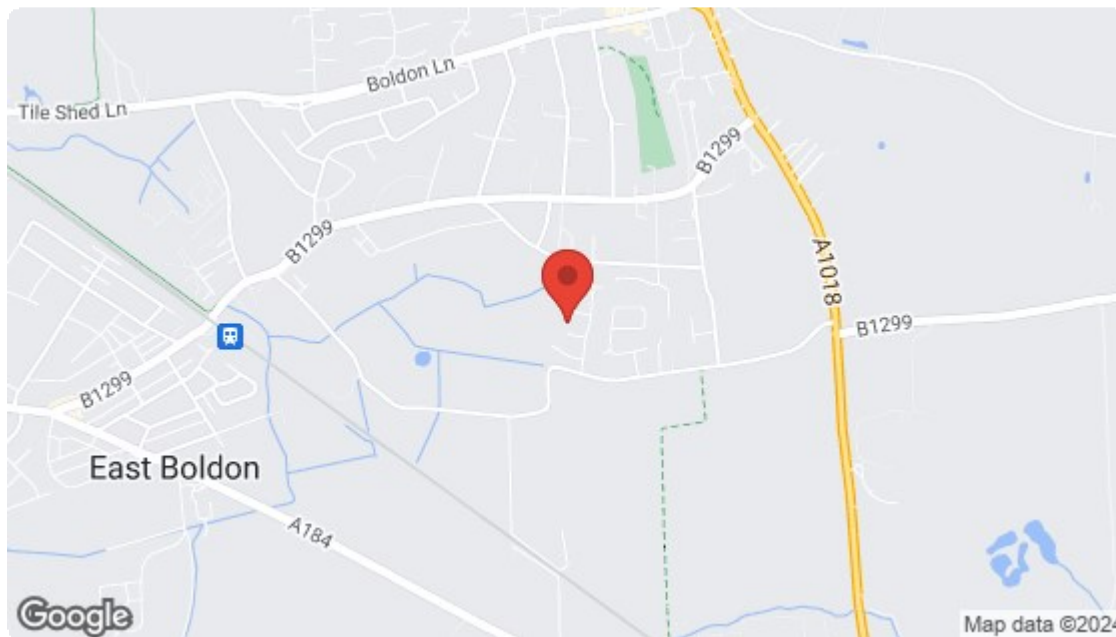
**Double Garage**

**Gardens**



**Gardens**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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		
<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

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.