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6 Hambledon Close, Boldon Colliery, Tyne and Wear NE35 9NB

£415,000

We are delighted to offer to the market this stunning 4 double bedroom, freehold, detached house that is sure to be very popular due to the size of accommodation on offer. There are shopping facilities, cinema and many family friendly restaurants on the door step, as well as access to the A19 for commuting. This superb home briefly comprises: Entrance Hall, fabulous fitted Kitchen offering a comprehensive range of cabinets and integrated appliances plus Utility area, which is open to a stunning Dining/Family/Sun Room offering magnificent contemporary sliding doors which open to the rear garden, a stylish Living Room perfect for relaxation with stairs providing access to the first floor, stylish Shower Room with wheelchair access and finally to the ground floor is Bedroom 4/Snug with En-suite facilities accessed via the Kitchen. The property also boasts plentiful sleeping accommodation to the first floor having a Master Bedroom with the benefit of a Dressing Area and En-suite, plus a further 2 double Bedrooms and a Stylish Family Bathroom which completes the first floor accommodation. A further feature of this stunning home are the gardens to the front, sides and rear, the front offering open plan block paved driveway providing off street parking for multiple vehicles, there is also an enclosed garden to the rear with artificial lawn and paved patio which extends to the sides 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 and quality of living accommodation on offer.

Ground Floor

Entrance Lobby

Entrance to this impressive home is via a composite door with glazed side panels. The entrance lobby has the benefit of coving to the ceiling, a double glazed window and wood flooring. A further door opens to reveal the Kitchen.

Kitchen

22'9" x 9'10" (6.95 x 3.01)



One of the main selling points of this delightful home is a stylish Kitchen having a distinctly contemporary feel featuring a comprehensive top of the range selection of floor, wall and drawer cabinets with contrasting work surfaces. Integrated appliances include a 5 burner hob and two high level ovens, there is also space for an American style fridge freezer. Some of many features of this room include a designated coffee station, plaster work coving to the ceiling, recessed lighting and wood flooring. There is also a double glazed window to the front elevation and a central heating radiator. This room opens to the Utility Area.

Kitchen



Utility Area



Continuing the theme from the Kitchen, the Utility Area offers a Belfast sink, space for a washing machine and tumble dryer and a larger cupboard housing a larger than average water tank. There is also recessed lighting and coving to the ceiling, a central heating radiator and wood flooring. A door allows access to the side of the property.

Living Room

13'2" x 16'9" max (4.03 x 5.12 max)



This elegant room has a window to the front overlooking the approach to the house and patio doors which lead into the Dining/Family/Sun Room. The stylish staircase with oak newel

post and spindles is complimented by wood flooring. Coving to the ceiling and two central heating radiators assist the calming feel of this space.

Living Room



Dining/Family/Sun Room



Dining/Family/Sun Room



Dining/Family/Sun Room 21'1" x 11'5" (6.45 x 3.50)



The heart of this luxurious home showcases a very comfortable room currently being used as a dining/family/sun room which is flooded in natural light from three magnificent feature sliding doors which offer unrivalled views over the rear garden. The design of this room takes full advantage of the varying ceiling height with 3 Velux windows and offers the perfect place to entertain or to sit and relax. This stunning room also has the benefit of wood flooring with underfloor heating.

Shower Room
5'2" x 10'0" (1.60 x 3.05)



Shower Room



Accessed via a wheelchair accessible door from the Dining/Family/Sun Room this room is bathed in natural light from a Velux roof light. Facilities of this superb room include a double shower enclosure, wash hand basin set into a contemporary vanity unit also providing storage and display space plus a close coupled w.c. This elegant room also has the benefit of recessed lighting to the ceiling, ladder style heated towel rail, plus splash back tiling to the walls with contrasting tiling to the floor.

Bedroom 4/Snug
12'9" x 7'8" (3.89 x 2.34)

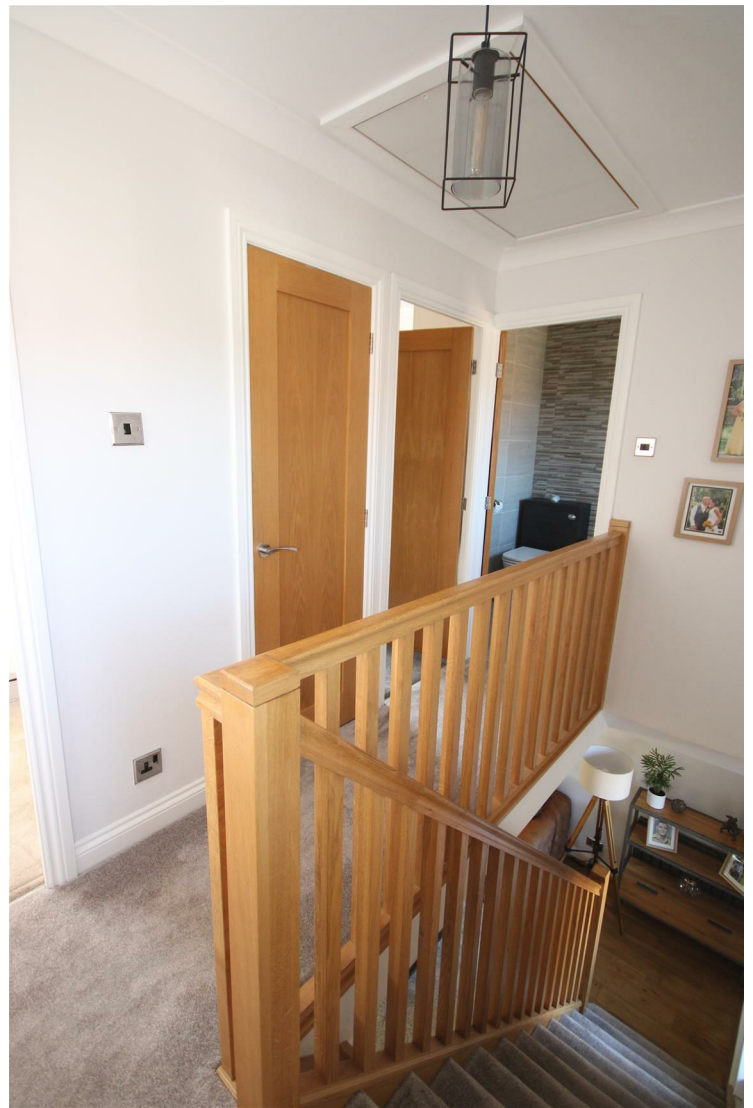


Currently being used as a Snug, this double bedroom is accessed via the Kitchen and also benefits from En-suite facilities. Located at the front of the property featuring a double glazed window with central heating radiator below. Mood lightening is provided by recessed lighting to the ceiling.

Bedroom 4/Snug



Landing



En-suite

3'3" x 7'7" (1.00 x 2.32)



Facilities of this room include an enclosed shower cubicle, close coupled w.c. and wash hand basin set into a vanity unit also providing storage space. There is also recessed lighting to the ceiling, a ladder style heated towel rail plus splash back tiling to the walls with contrasting tiling to the floor.

The landing has a distinctly light and airy feel featuring a double glazed window to the front elevation allowing the flood of natural light. Doors lead from the landing providing access to all first floor rooms. A built in cupboard provides storage space.

First Floor

Master Bedroom

12'7" x 8'5" (3.85 x 2.57)



A fabulous double room featuring a 2.07m x 2.30m (6'9" x 7'6") dressing area with double glazed window and built in sliding door wardrobes providing hanging and storage space which leads to the main Bedroom. The neutral decor of this room is complemented by a further double glazed window to rear

elevation with central heating radiator below. This room also has the benefit of coving to the ceiling and laminate flooring.

Master Bedroom



Dressing Area

6'9" x 7'6" (2.07 x 2.30)



En-suite

3'9" x 8'0" (1.15 x 2.45)



Leading from the bedroom this room has a wash hand basin set into a vanity unit also providing storage space, w.c. and enclosed shower cubicle. Natural light is provided by a double glazed window and mood lighting via recessed lighting to the ceiling. Heating to this room is provided by a ladder style heated towel rail, there is also splash back tiling to the walls with contrasting tiling to the floor.

Bedroom 2 (Rear)

10'7" x 12'1" plus robes (3.25 x 3.69 plus robes)



This beautiful room has a double glazed window with views over the rear gardens. Fitted wardrobes provide hanging and storage space. The neutral decor of this room is enhanced by coving to the ceiling and a central heating radiator.

Bedroom 2 (Rear)



Bedroom3 (Rear)

9'0" x 9'0" plus recess (2.76 x 2.75 plus recess)



Set to the rear of the property is a further double bedroom which features a double glazed window with central heating radiator below. The decor of this room is complimented by coving to the ceiling and a fitted carpet.

Family Bathroom
5'7" x 7'6" (1.72 x 2.30)



This beautiful room has the benefit of a contemporary wash hand basin set into a vanity unit also providing storage space, close coupled w.c. and panelled bath with shower over. A double glazed window, recessed lighting to the ceiling as well as a ladder style heated towel rail, contrasting tiling to walls and tiling to the floor complete the calming feel of this luxurious room.

Exterior



Entrance to this impressive property is from an open plan, low maintenance block paved driveway to the front which also provides ample parking space for a number of vehicles. The rear of the property has a stunning garden site providing an artificial low maintenance lawn and superb paved patio ideal for al fresco dining. The mature shrubs to the raised beds provide screening making this a very private and secure area and a safe haven for children. This peaceful and tranquil setting also features a Summer House and garden shed. Access is available to both side of the property via a garden gate and electric roller shutter door.

Garden



Side Entrance

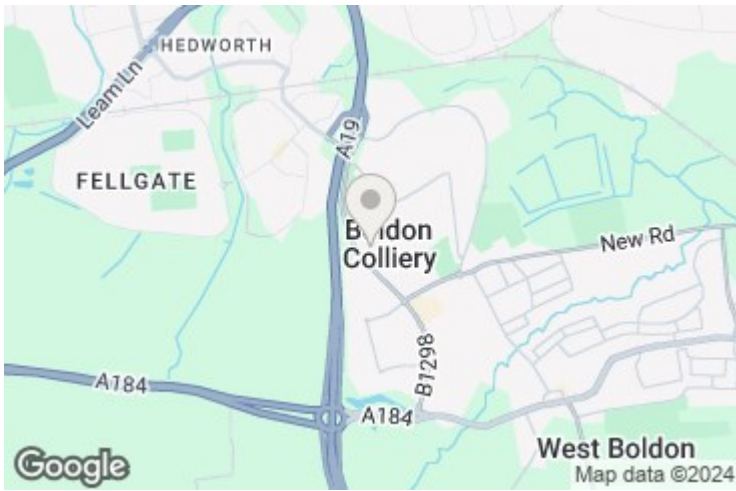
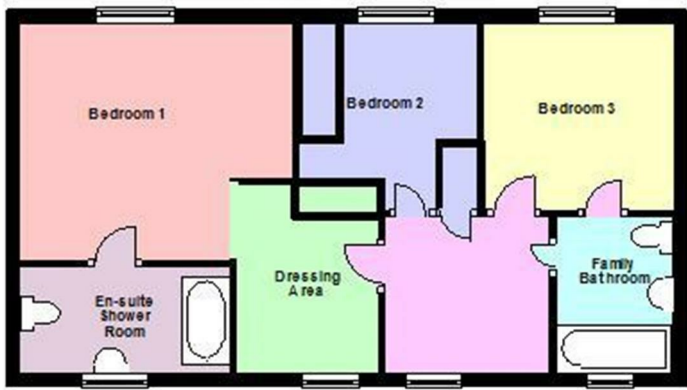


Ground Floor Plan



First Floor Plan

First Floor
Approx. 47.15q metres/508.9sq feet





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B	75	
(69-80) C		
(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

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