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64 Windsor Drive, Cleadon, Tyne & Wear SR6 7SU

£339,950

We are delighted to offer to the market this 5 bedroom, freehold, semi detached house, located in the heart of Cleadon Village which is an idyllic residential area and one of the most attractive villages South of the Tyne. The main shopping area is home to a selection of shops, pubs and restaurants, with East Boldon Metro station a short drive away. This spacious home is situated on a corner plot and lies within the catchment area for both Cleadon Church of England Academy and Whitburn Academy. The living accommodation briefly comprises; Entrance Porch, 26ft Lounge /Diner with staircase leading to the first floor, inner Hallway with doors which provide access to Bedroom 5 and a stylish Shower Room and opens naturally up to the Kitchen featuring a range of wall and floor cabinets plus some integrated appliances, which then flows through to a 15ft Conservatory. To the first floor there is a Family Bathroom fitted with a 3 piece suite, plus a further 4 Bedrooms, the Master having the benefit of an En-suite Shower Room. The property also has the benefit of a garden to the front with block paved driveway leading to a 1.5 length garage, plus lawned garden to the side and low maintenance south facing patio garden to the rear perfect for playing children or al fresco entertaining. Offering ready to move into accommodation, ideal for a variety of buyers. Council Tax band D.

Ground Floor

Entrance Porch

Entry to this spacious family home is via a composite door which opens to reveal the Entrance Porch. This room also has the benefit of double glazed windows to two elevations and tiling to the floor.

Lounge/Diner

26'8" x 11'7" (8.13 x 3.55)



Natural light floods into this spacious living space from two double glazed bow windows to the front. The focal point of this superb room is a chimney breast with feature fire surround with inset gas fire. A staircase provides access to the first floor and an under stairs cupboard offers storage space. Background heating is provided by two central heating radiators. There is also plaster work coving to the ceiling and wood flooring.

Lounge



Dining Area



Inner Hallway

Accessed via a door from the Lounge/Diner further doors provide access to Bedroom 5 and a stylish Shower Room. A built in cupboard provides storage space. Featuring wood flooring this room is also open to the Kitchen.

Bedroom 5 (Rear)

8'9" x 10'10" (2.69 x 3.32)



The decor of this room is complimented by the flood of natural light from the double glazed window to rear elevation offering views over the patio garden. This room also benefits from wood flooring and a central heating radiator provides background heating.

Shower Room

6'5" x 7'6" (1.97 x 2.31)



An elegant shower room offering a shower enclosure, wash hand basin set into a vanity unit which also provides storage space and a close coupled w.c. Two double glazed windows provide natural lighting, a ladder style heated towel rail provides background heating and tiling to the walls and floor complete the calming feel of this room.

Kitchen

10'5" x 10'9" (3.19 x 3.29)



The heart of this delightful home is fitted with a range of floor, wall and drawer cabinets with inset sink unit plus contrasting work surfaces. Integrated appliances include an oven, wine cooler, washer/dryer, dish washer and hob. Some of the many features of this room include recessed lighting to the ceiling, splash back tiling to the walls and contrasting tiling to the floor. This room flows naturally through to the Conservatory.

Conservatory

15'9" x 8'2" (4.81 x 2.51)



The design of this room takes full advantage of the considerable ceiling heights and double glazed windows allow the flood of natural light. A stunning room with sliding doors leading to the garden patio, the neutral colour scheme is complimented by tiling to the floor.

First Floor

Landing

The landing offers doors that lead to all first floor rooms.

Bedroom 1 Master (Front)

11'5" x 13'6" (3.50 x 4.12)



A fabulous room featuring two Velux roof lights. The neutral decor of this room is complemented by a range of fitted wardrobes providing hanging and storage space. Background heating is provided by a central heating radiator and there is also laminate flooring.

En-suite Shower Room

11'3" x 3'9" (3.45 x 1.15)



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

Family Bathroom

10'4" x 4'10" (3.15 x 1.48)



Fitted with a 3 piece suite, the family bathroom comprises a shaped bath with shower over, pedestal wash hand basin and close coupled w.c. A double glazed window provides this room with natural lighting and a wall mounted heated towel rail provides background heating. Tiling to the walls and contrasting flooring finish the calming feel of this room

Bedroom 2 (Front)

11'6" x 8'9" (3.53 x 2.67)



This double room has the advantage of a built in cupboard providing storage space. A double glazed window to the front elevation provides natural light. Heating is provided by a central heating radiator and this room also has the benefit of laminate flooring.

Bedroom 3 (Front)

9'2" x 8'10" (2.80 x 2.70)



This room is currently being used as a snug and offers a double glazed window to the front elevation with central heating radiator below. This room also has the benefit of laminate flooring.

Bedroom 4 (Rear)

13'9" x 8'5" (4.21 x 2.57)

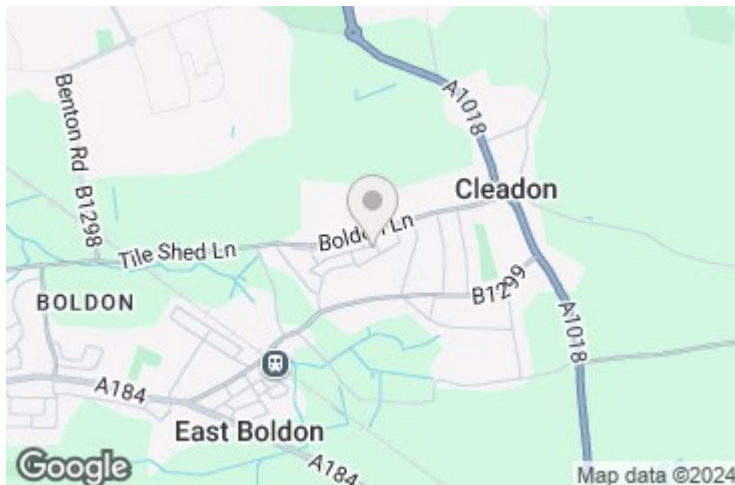


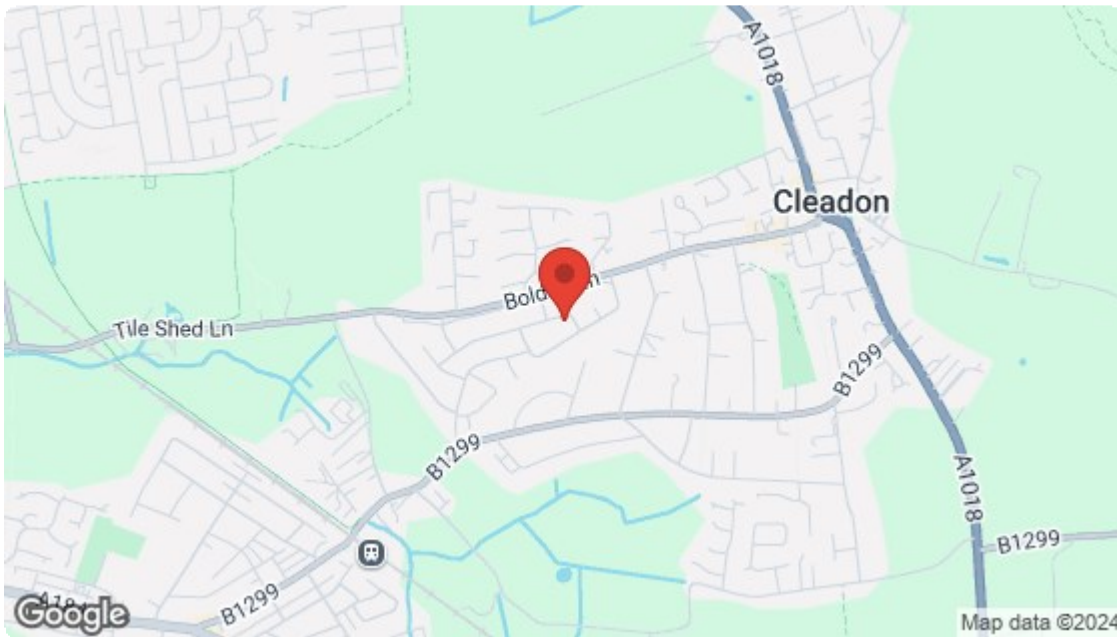
Located at the rear of the property, this double bedroom offers a double glazed window with views over the patio garden. There is also a central heating radiator and laminate flooring.

Exterior



Entrance to this delightful home is via a private gated entrance to the front where a block paved driveway provides off street parking and leads to a 1.5 length garage. To the side a lawned garden with mature hedge and a pathway with gate leads to the rear patio garden. An enclosed paved south facing patio is located to the rear of this spacious home providing a safe and secure environment for family living. There is also a garden shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	78
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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