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## **6 Gordon Drive, East Boldon, Tyne and Wear NE36 0TD**

**£715,000**

A GOLD by Linda Leary Estate Agents property of distinction. rarely offered to the market, this freehold, detached property is one of the finest homes located on the beautiful tree lined Gordon Drive in East Boldon. Full of character and set in beautifully maintained gardens, this could be your 'forever home'.

Located in the heart of East Boldon Village offering all the features that make a true village, with Golf and Tennis Clubs close by, as well as local shops, excellent schools, fine dining bistros plus within walking distance of East Boldon metro station. This must certainly be one of the most attractive villages and house in the area.

Retaining much of its original charm, with spacious, versatile family sized living accommodation, this elegant home briefly comprises: Entrance Hall with staircase leading to the upper floor, stylish Living Room which features stained glass windows, Dining Room with double doors which open to reveal the stylish Kitchen fitted with a high specification range of cabinets and some integrated appliances, a stunning 36ft Orangery/Garden Room, Utility and ground floor Cloak Room. The impressive gallery landing to the first floor has doors leading to 3 Double Bedrooms, the master having En-suite facilities and a spacious luxurious Family Bathroom. The property oozes charm and a host of exceptionally high quality fixtures and fittings, magnificent, private and secure gardens which have been meticulously maintained. There is ample off street parking provided by the private driveway leading to the double garage. Viewing is highly recommended to fully appreciate this impressive property. Council Tax Band E



## Ground Floor

### Reception Hall



Access to this amazing home is via a traditional entrance door with glazed windows to either side, this light and airy hallway has a balustrade and spindle staircase leading to the first floor. The room also has the benefit of a cloak room providing storage space. Recessed lighting to the ceiling offers mood lighting, there is also coving to the ceiling and Amtico flooring with a contrasting decorative border. Doors lead from the Reception Hall offering access to the Living Room and Dining Room and background heating is provided by a central heating radiator.

### Living Room

**12'2" x 17'9" (3.73 x 5.43)**



Located at the front of the property this magnificent room has double doors leading onto the covered patio and garden, also having two beautiful stained glass windows. There is a feature fire surround with matching hearth plus traditional inset and coal effect gas fire. Further features of this room include a ceiling rose, coving to the ceiling and central heating radiators which provide back ground heating. Double glazed patio doors open to reveal the Orangery/Garden Room.

### Living Room



### Dining Room

**13'1" x 11'6" (3.99 x 3.53)**



Double doors to the Living Room and Kitchen give access to this stylish formal dining room. An ideal place to hold dinner parties this room could also be used as an additional reception room or family room. A further set of double doors with glazed side panels open to reveal access to the Orangery/Garden Room. Recessed lighting to the ceiling offers mood lighting and plaster work coving to the ceiling compliments this room perfectly. Two central heating radiators provide background heating.

### Kitchen

13'1" x 11'5" (3.99 x 3.50)



The kitchen of this fabulous home features a comprehensive top of the range selection of floor, wall, drawer, and display cabinets with contrasting granite work surfaces. There is display shelving with mood lighting, a wine rack and a plate rack. A large central island provides an inset sink with pull out spray mixer tap, additional cabinets and breakfast bar. Integrated appliances include a hob with chimney style extractor hood, a double oven and dishwasher. Natural light floods into this room from the double doors leading to the Orangery/Garden Room and two skylights. Background lighting is provided by recessed ceiling lights and mood lighting above and below the cabinets. This room also offers coving to the ceiling, splash back tiling to walls, Amtico flooring and a central heating radiator.

### Kitchen



### Orangery/Garden Room

36'3" x 12'10" reducing to 9'6" (11.07 x 3.92 reducing to 2.92)



A stunning room which must be one of the key selling points featuring magnificent double glazed windows with views over the gardens. There are double doors to two elevations providing access to the decked terrace and gardens. Central heating radiators provide back ground heating and the neutral colour scheme is complimented by the Amtico flooring. This room flows naturally through double doors from the Living Room, Dining Room and Kitchen making this an ideal room for entertaining and open plan living. The owners currently utilise this space as additional living space and music room.

### Orangery/Garden Room



### Utility Room

Connected by a door leading from the Kitchen this room offers a built in cupboard housing plumbing for an automatic washing machine and space for a tumble dryer. Natural light is provided by a UPVC door to the rear and further doors provide access to the Garage and Cloak Room. Tiling to the floor and a central heating radiator complete this pleasant room.



### **Cloak Room**

**5'10" x 3'9" (1.79 x 1.15)**



Facilities of this room include an attractive pedestal wash hand basin and close coupled w.c. Tiling to the walls with a decorative border are complimented by Amtico flooring. This room also has the benefit of a double glazed window, extractor fan and central heating radiator.

### **First Floor**

#### **Landing**



The landing has a distinctly light and airy feel with twin aspect windows allowing the flood of natural light. The fabulous staircase with quality balustrade and decorative newel posts rising from the reception hall to the upper floor can be fully appreciated from this level. Doors lead from the landing providing access to all first floor rooms.

### **Master Bedroom**

**12'2" x 17'9" (3.73 x 5.43)**



Situated off the landing the spacious Master Bedroom has a dual aspect. Natural light floods into this room from double glazed windows to the front and rear elevations. Fitted with a comprehensive range of fitted wardrobes providing hanging and storage space plus drawer cabinets. Heating is provided by two central heating radiators.

#### **Master Bedroom**



Situated off the landing the spacious Master bedroom has a dual aspect. Natural light floods into this room from double glazed windows to the front and rear elevations. Fitted with a comprehensive range of fitted wardrobes providing hanging and storage space plus drawer cabinets. Heating is provided by 2 central heating radiators.

#### **En-suite**

**5'0" x 6'6" (1.53 x 1.99)**

This luxurious shower room comprises a double shower enclosure, wash hand basin set into a vanity unit also providing storage space plus a close coupled w.c. Stylish tiling to the walls is complimented by contrasting Amtico flooring. There is also a chrome heated towel rail.

**Bedroom 2 (Rear)**  
**13'3" x 11'6" (4.04 x 3.52)**



Located at the rear of the property, this spacious double bedroom offers views over the rear garden from a double glazed window with central heating radiator below. Having the benefit of fitted wardrobes which provide generous hanging and storage space, plus drawer cabinets. There is also Amtico flooring.

**Bedroom 2 (Rear)**



**Family Bathroom**  
**8'9" x 9'4" (2.67 x 2.86)**



An elegant room offering a fabulous roll top bath with shower attachment to taps, pedestal wash hand basin, close coupled w.c. and corner shower cubicle. Tiling to the walls with decorative border and Amtico flooring with a contrasting border

finish the calming feel of this room. There are also double glazed windows to two elevations which provide ample natural light, spot lights to the ceiling and a wall mounted heated towel rail finish the calming feel of this room.

**Family Bathroom**



**Bedroom 3**  
**10'8" reducing to 7'4" x 11'7" (3.27 reducing to 2.25 x 3.55)**



Another double sized bedroom with a double glazed window providing views over the rear gardens. This decor of this room is complimented by a central heating radiator and a fitted carpet.



## Exterior



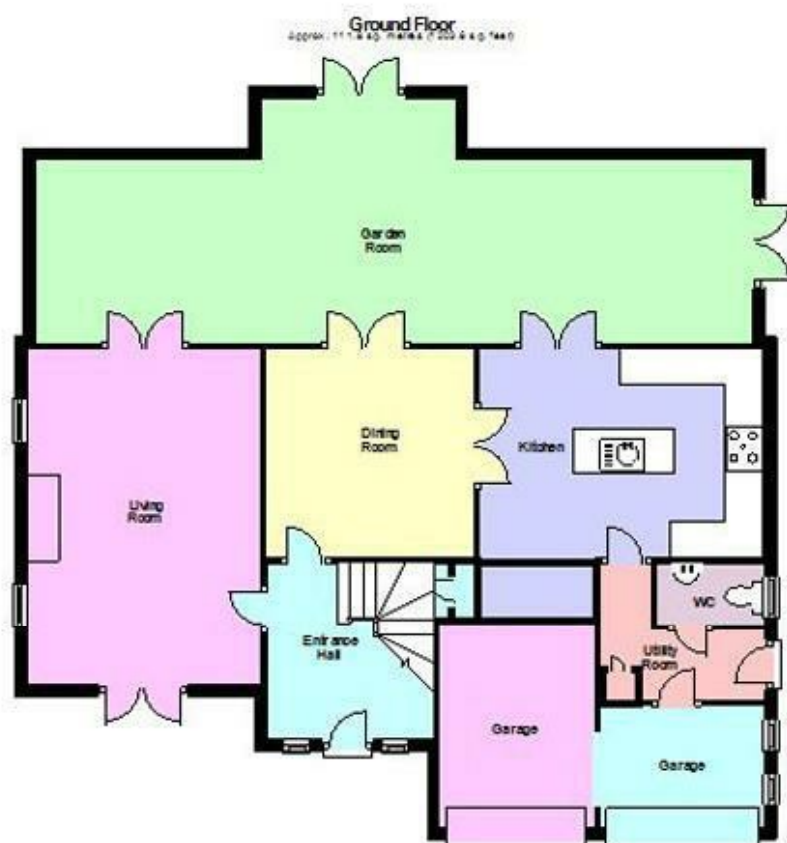
The beautifully presented gardens together with this impressive house are accessed via a private block paved driveway which provides ample off street parking. Well maintained mature gardens to the front of the property are surrounded by a boundary wall with wrought iron fencing and double gates. The rear of the property has a stunning garden which has been meticulously maintained, providing a lawned area, patio area and decked terrace ideal for entertaining. The mature large shrubs and trees provide screening making this a very private and secure area for relaxing or playing children. The gardens also has the benefit of a summer house/home office.

## Gardens



## Gardens





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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