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Offers Over £400,000

We are delighted to offer to the market this spacious, freehold, extended semi-detached House with 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 Hall with staircase leading to the first floor, Living Room with feature fire place and bi-fold doors to the Kitchen/Diner offering a comprehensive range of cabinets and integrated appliances, which is open to the Family Room with further bi-folding doors allowing access to the splendid garden, finally to the ground floor is a Utility Room with door leading to the ground floor w.c. 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, plus a Stylish Family Bathroom a further staircase leads to the second floor providing access to the final spacious Bedroom which completes the accommodation. A further feature of this stunning home are the gardens to the front and rear, the front offering low maintenance block paved driveway providing off street parking and leading to the garage, there is also an enclosed garden to the rear with lawn and patio areas which provide 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 C

Ground Floor

Entrance Hall



Accessed via a composite door with glazed side panels, the focal point of the hallway is the staircase with balustrades and newel posts, leading to the first floor. A central heating radiator provides background heating, this is complimented by tiling to the floor.

Living Room

11'5" x 13'8" into bay (3.50 x 4.18 into bay)



A superb room with double glazed bay window to the front elevation and bi-fold doors to the rear leading to the Kitchen/Diner. One of the main focal points of this room is a feature fire place with traditional style fire surround and inset coal effect gas fire. The neutral colour scheme is complimented by a central heating radiator.

Kitchen/Diner

25'9" x 9'8" (7.87 x 2.97)



The heart of this family home is installed with a comprehensive range of floor, wall, and drawer cabinets with inset stainless steel sink unit and contrasting work surfaces. This beautiful room also has integrated appliances to include a double oven, hob and contemporary style extractor hood, dish washer and American style fridge freezer. There is also a breakfast bar and vertical central heating radiator. Recessed lighting to the ceiling and tiling to the floor compliments this room perfectly. This room flows naturally through to the Family Room.

Kitchen



Dining Area



Kitchen/Diner



Family Room



Family Room

17'1" x 11'11" (5.23 x 3.64)



The design of this room takes full advantage of the ceiling heights with 2 Velux roof lights and recessed lighting. A stunning room with magnificent bi-fold doors leading to the garden are the focal point of this space. There is also a further double glazed window, vertical central heating radiator providing background heating and tiling to the floor with mood lighting.

Family Room



Utility

6'3" x 7'10" (1.93 x 2.39)



This room has floor cabinets with inset circular stainless steel sink unit and contrasting work surface. Doors provide access to the ground floor w.c. and to the rear patio. There is a wall mounted central heating boiler, space for a washing machine and tumble dryer plus tiling to the floor.

Ground Floor W.C.

2'9" x 3'1" (0.84 x 0.96)

Facilities of this room include a close coupled w.c., there is also a window to the rear elevation. Tiling to the walls with contrasting tiling to the floor complete this room.

First Floor

Landing



Doors lead from the landing providing access to all first floor rooms. A staircase leads to the second floor and built in cupboards provide storage space.

Bedroom 1 (Rear)

10'7" x 9'4" (3.23 x 2.85)



A fabulous room featuring a double glazed window with views over the garden to the rear. The neutral decor of this room is complemented by the carpeting and a central heating radiator. A door leads to the En-suite.

En-suite

4'10" x 5'4" (1.49 x 1.64)



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. Tiling to the walls is complimented by contrasting laminate flooring. A double glazed window provides natural light, whilst recessed lighting to the ceiling offers background lighting. Heating is provided by a central heating radiator.

Bedroom 2 (Front)

11'9" x 10'0" (3.60 x 3.07)



A wonderfully positioned, spacious double bedroom with double glazed window offering views over the approach to the property. A central heating radiator provides background heating.

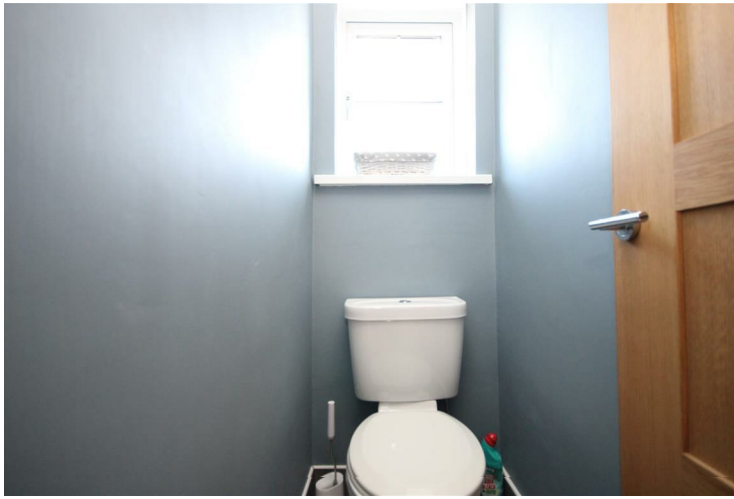
Family Bathroom

7'10" x 6'10" max (2.40 x 2.09 max)



Offering the ideal place to relax, this luxurious room offers a panelled bath, pedestal wash hand basin and shower enclosure. Double glazed window and central heating radiator. Recessed down lighting, tiling to the walls and contrasting tiling to the floor finish this room perfectly.

Separate W.C.



Bathed in natural light from a double glazed window, this room also offers a close coupled w.c. and tiling to the floor.

Bedroom 4 (Front) 6'10" x 12'1" (2.10 x 3.70)



This splendid room has a double glazed window framing the views of the low maintenance garden on the approach to the property. There is also a central heating radiator and laminate flooring.

Second Floor

Bedroom 3 12'5" x 16'0" max (3.80 x 4.88 max)



A delightful, light and airy bedroom with a Velux Roof light and

double glazed window. This calming room offers built in cupboard to the eaves providing storage space and a central heating radiator offers background heating.

Exterior



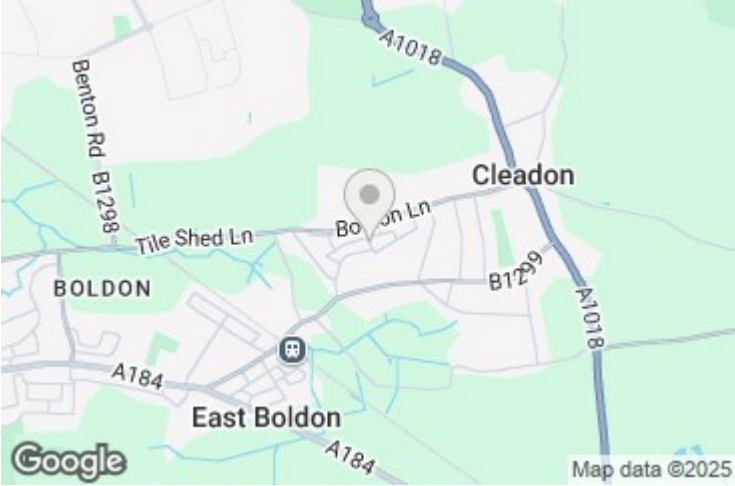
The beautifully presented gardens together with this impressive house are located in the heart of Cleadon Village. A block paved driveway provides off street parking and leads to the garage. The rear of the property provides a safe and secure environment for family living, offering an enclosed lawned area and patio areas offer the perfect setting to relax on a sunny day or for al fresco dining.

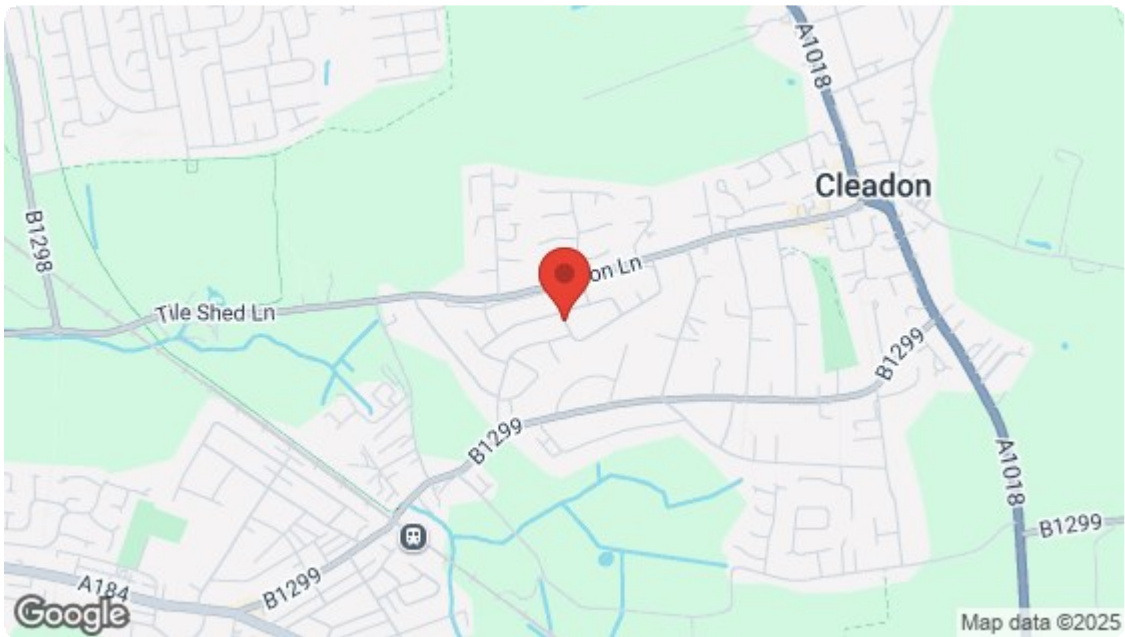
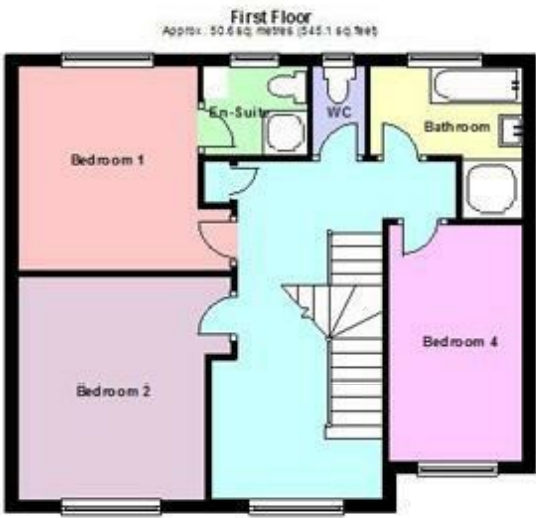
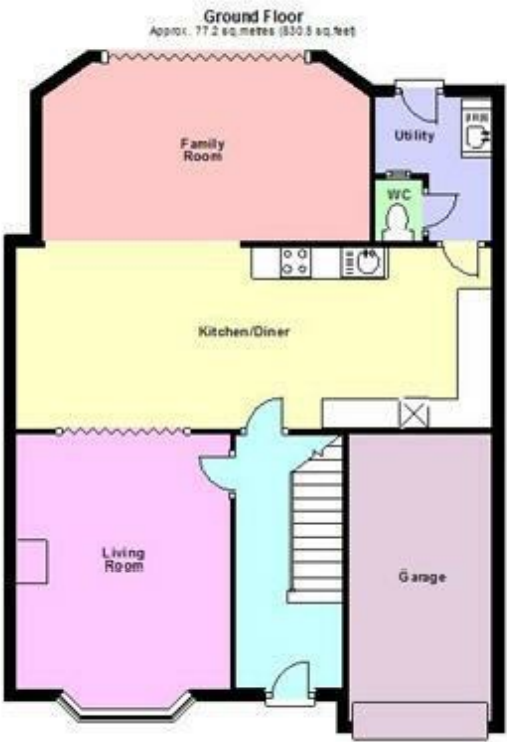
Garden



Garden







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(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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