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South Lane, East Boldon, Tyne and Wear NE36 0SP

£625,000

A GOLD by Linda Leary property. We are delighted to offer to the market this rare opportunity to purchase a substantial 4 bedroomed freehold, detached property. Located in the much sought after East Boldon village, close to the shops, pubs and restaurants and within easy access of the East Boldon Metro Station. In addition, this property is located within the catchment area for East Boldon Primary Schools and Whitburn Academy. Set within beautiful mature gardens, this wonderful family home must be viewed to fully appreciate the size of the internal accommodation and the truly exceptional plot with driveway to the front leading to a large garage and rear garden. The accommodation mainly opens to the rear of the property overlooking the stunning south facing gardens providing a very private tranquil haven - a truly peaceful retreat. The internal accommodation briefly comprises; Entrance Hall which opens to reveal a beautiful Reception Hall with staircase leading to the first floor, Cloaks with connecting door to a w.c., stunning 26ft Lounge with views over the rear garden and fields beyond, very spacious Dining/Sitting Room, stylish Kitchen fitted with a range of cabinets and some integrated appliances, Utility and adjoining storage area, Living Room and finally to the ground floor there is an inner corridor which provides access to the Master Suite with the benefit of a spacious 18ft Bedroom, walk in robes and En-Suite Bathroom. To the first floor there are a further 3 bedrooms plus a Family Bathroom fitted with a 4 piece suite. Viewing of this property is highly recommended to appreciate the size of living accommodation on offer. Council Tax Band F

Ground Floor

Entrance Hall

Access to this delightful home is via UPVC door with glazed side panels at the front of the property which opens to reveal the Reception Hall.

Reception Hall



Accessed from the entrance hall this room has an impressive turned staircase with newel posts and spindles which leads to the first floor. Heating is provided by a central heating radiator and doors lead from this room providing access to all principal rooms. This room also has the benefit of coving to the ceiling and complete with under stairs storage.

Reception Hall



Cloaks

4'0" x 5'9" (1.22 x 1.77)



Connected by a door from the reception hall this room offers a wash hand basin set into a vanity cabinet which also provides storage space. A UPVC double glazed window allows natural light to flood into this pleasant room which also benefits from splash back tiling to the walls and a connecting door to the W.C.

W.C.

2'7" x 5'10" (0.81 x 1.80)

Facilities of this room include a close coupled w.c. and UPVC double glazed window.

Lounge

26'1" x 15'7" (7.97 x 4.75)



The stunning Lounge is wonderfully positioned having a southerly aspect with UPVC double glazed picture windows offering splendid views over the rear garden and fields beyond. This fabulously calming space features a built in display cabinet and built in shelving, coving to ceiling, and neutral carpet which together make this room ideal for family living. The chimney breast showcases a modern gas fire whilst central heating radiators provide background heating.

Dining/Sitting Room
13'10" x 26'4" (4.22 x 8.03)



This very spacious room has magnificent double glazed windows and doors leading to the garden patio which are the focal point of this home. There is also a feature chimney breast with inset living flame gas fire and 2 arched alcoves to the side with built in cupboards providing storage space. The colour scheme is complemented by a further set of double doors leading to the Lounge, coving to the ceiling and dado rail. Further heating to this room is from a central heating radiator and a further door provides access to the reception hall.

Dining Area



Sitting Area



Kitchen
11'5" x 13'10" (3.50 x 4.24)



The heart of this superb home offers a comprehensive range of floor, wall and drawer cabinets with an inset 1.5 bowl sink unit and contrasting work surfaces. Integrated appliances include a high level double oven, hob with extractor hood and a fridge. There is also space for a dish washer. Natural light floods into this room from a double glazed window to the front elevation. Back ground lighting is provided by recessed lighting to the ceiling and display lighting, the neutral decor of this room is enhanced by a splash back to the hob wall. Contrasting flooring completes this kitchen perfectly.

Kitchen



Utility
9'0" x 10'0" (2.76 x 3.07)



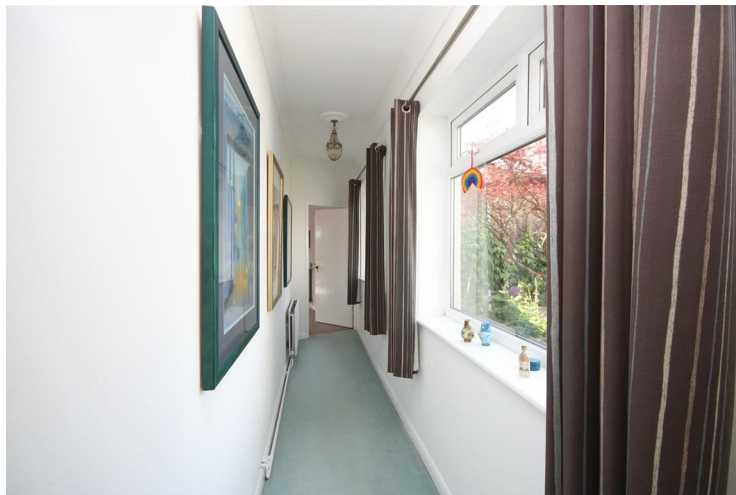
Accessed via a door from the Kitchen this room benefits from a base cabinet with inset stainless steel sink unit and contrasting work surfaces. A UPVC door provides access to the rear paved area. There is also a UPVC double glazed window. There is a small front storage area with stable doors to the side of the front garden.

Living Room
13'6" x 13'11" (4.12 x 4.25)



One of the main features of this splendid room is a traditional style fire surround with inset living flame gas fire. Further features of this room includes a window, coving to ceiling and carpet to the floor. Background heating is provided by a central heating radiator.

Inner Corridor



This corridor connects the superb Master Bedroom Suite with the reception hall via double doors. Natural light floods this space from 2 UPVC double glazed windows and a central heating radiator offers background heating.

Master Suite

This very spacious Master Suite comprises a double bedroom, walk in robes and en-suite.

Bedroom 1 (Rear)
18'4" x 16'7" (5.61 x 5.08)



A very spacious double bedroom which is located at the rear of the property featuring UPVC double glazed picture windows having views over the rear garden. The decor of this room is complemented by 2 central heating radiators and mood lighting from wall lights. Doors provide access to the walk in robes and en-suite bathroom.

Walk in Robes

Leading from the Master Bedroom, this room provides hanging and storage space.

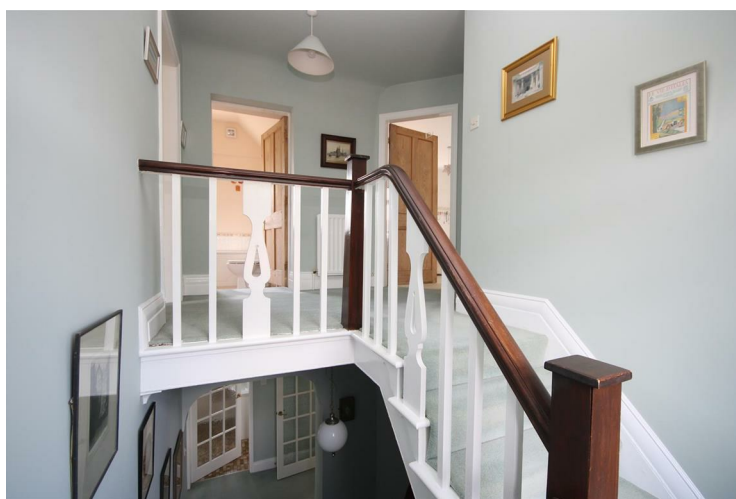
En-suite Bathroom
9'0" x 7'11" (2.75 x 2.42)



This stylish room comprises a panelled bath with central taps and waste, pedestal wash hand basin, close coupled w.c. and walk in shower enclosure. A double glazed window provides natural light, there is also an extractor fan, coving to the ceiling and splash back tiling to the walls and contrasting flooring. Background heating is provided by a central heating radiator.

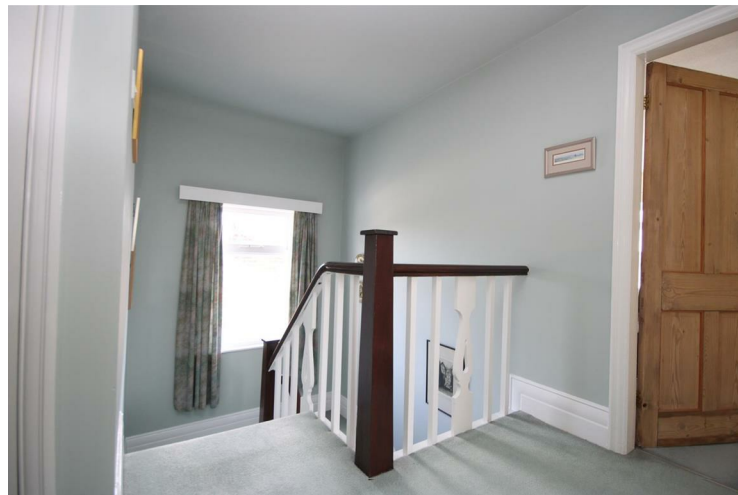
First Floor

Landing



This impressive gallery landing has a window and doors providing access to all first floor Bedrooms and the Family Bathroom. There is also a central heating radiator.

Landing



Bedroom 2 (Rear)
14'4" x 13'10" (4.38 x 4.22)



Features of this spacious double bedroom include a UPVC double glazed window offering views over the rear garden and fields beyond. A central heating radiator provides background heating.

Views



Family Bathroom
7'10" x 9'11" (2.39 x 3.04)



A delightful family bathroom offering a panelled bath, pedestal wash hand basin, close coupled w.c. and enclosed shower cubicle. A double glazed window provides natural lighting and a central heating radiator offers background heating. A door opens to reveal a walk in cupboard providing storage space. Splash back tiling to the walls with contrasting linoleum to the floor completes the calming feel of this room.

Bedroom 3 (Front)
13'7" x 13'10" (4.15 x 4.23)



The decor of this room is complemented by the flood of natural light from the window to the front elevation. This room also benefits from fitted wardrobes and overhead cabinets providing hanging and storage space. A central heating radiator provides background heating.

Bedroom 4 (Side) L Shaped
11'8" x 13'8" (3.56 x 4.18)



This splendid room is currently being used as a home office/study and offers two windows to the side elevation. Heating to this room is via a central heating radiator.

Exterior



To the front of the house there is a well stocked mature garden together with a block paved driveway offering off street parking for 2 cars which leads to large garage. A beautiful, south facing lawned garden to the rear with an open aspect together with a paved patio area provide the ideal space for entertaining. Mature trees and shrubs provide screening making this a very private and secure area for playing children or al-fresco dining. The gardens also have the benefit of a green house.

Garden



Gardens

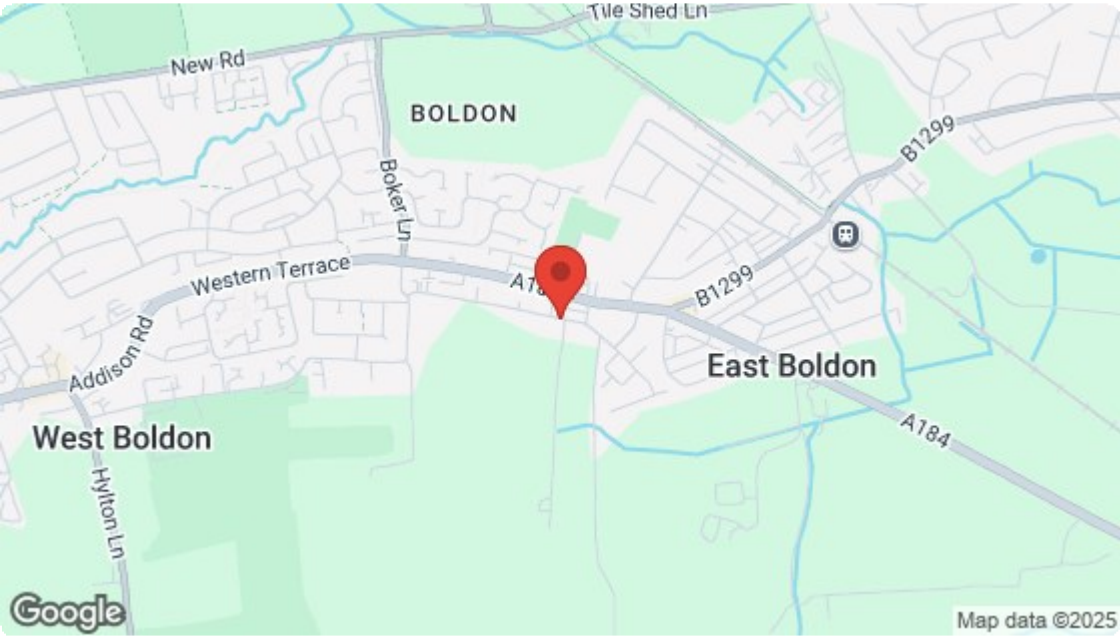


Views



Garage





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		
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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