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14 Grosvenor Drive, Cleadon Village, Tyne and Wear SR6 7SZ

£275,000

We are delighted to offer to the market this freehold, 2 bedroom semi detached bungalow laid out solely on the ground floor. The property offers stylish ready to move into accommodation with a neutral colour scheme and is likely to be popular with a variety of purchasers. 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 beautiful "chocolate box style" home lies within the catchment area for both Cleadon Church of England Academy and Whitburn Academy. This superb property must be viewed internally to fully appreciate the size of accommodation on offer which briefly comprises; Hallway, superb 13ft 7" Living Room, Kitchen featuring a comprehensive range of wall and floor cabinets plus some integrated appliances with double doors with open to reveal an amazing light and airy Conservatory, there is also a stylish Shower Room and 2 Bedrooms, the master having fitted wardrobes. The property also has the benefit of a garden to the front with block paved driveway providing off street parking as well as a low maintenance garden to the rear perfect for al fresco entertaining. Council Tax band C

Ground Floor

Entrance Hall



Entry to this superb home is via a composite door which opens to reveal the entrance hall. Doors lead from this room providing access to all rooms. This room also has the benefit of a built in cupboard providing storage space, coving to the ceiling, laminate flooring and heating is provided by a central heating radiator.

Living Room

11'0" x 13'7" (3.37 x 4.16)



Situated at the front of the property, this room is bathed in

natural light from a double glazed bow window to the front elevation. The main focal point of this delightful room is a traditional style fire surround with inset gas fire. There is also plaster work coving to the ceiling and a central heating radiator provides background heating.

Kitchen

10'5" x 10'10" (3.18 x 3.32)



The heart of this delightful home is fitted with a comprehensive range of floor, wall and drawer cabinets with inset sink unit and contrasting work surfaces. Integrated appliances include an oven, hob, extractor hood and wine cooler there is also a free standing fridge freezer and space for a washing machine. Natural light is provided by double doors which open to reveal the Conservatory. The neutral colour scheme is complimented by PVC panelling to the ceiling with recessed lighting, tiling to the floor finishes the look of this room perfectly. This room also has the benefit of a breakfast bar and central heating radiator.

Kitchen



Conservatory



Shower Room

6'6" x 7'6" (2.00 x 2.29)



Conservatory

7'5" x 11'11" (2.27 x 3.64)



Leading from the Kitchen this room is the perfect place to sit and relax. Currently being used as a dining room, double glazed windows provide views over the rear gardens and double doors open to reveal the paved patio ideal for al fresco dining. A central heating radiator provides back ground heating and tiling to the floor compliments the look of this room.

A stylish room with a glazed shower enclosure, wash hand basin set into vanity unit also providing storage space and a close coupled w.c. Bathed in natural light from a double glazed window, heating to this room is provided by a ladder style heated towel rail. Recessed lighting to the ceiling provides mood lighting, stylish splash back tiling to the walls and contrasting tiling to the floor completes the calming feel of this room.

Bedroom 1 (Front)

9'2" to robes x 11'8" (2.80 to robes x 3.58)



Located at the front of the property this spacious double bedroom offers a double glazed window to the front elevation. Background heating is provided by a central heating radiator, there is also plaster work coving. Floor to ceiling sliding door fitted wardrobes provide a comprehensive range of hanging and storage space.

Bedroom 2 (Rear)

8'10" x 10'9" (2.71 x 3.29)



Features of this fabulous room include a double glazed window and double doors to the rear elevation with views over the garden. Currently being used as a snug the neutral colour scheme of this second bedroom is complimented by coving to the ceiling and laminate flooring. Heating to this room is provided by a central heating radiator.

Exterior



Access to this delightful home is via a private block paved driveway which provides off street parking. A beautiful well stocked walled garden to the front of this delightful home offers lawn and mature planting to the borders. An enclosed low maintenance, garden to the rear with mature trees and shrubs is ideal for entertaining, or to catch the summer sun. A raised decking is perfect for al fresco dining. There is also a cold water tap and garden shed.

Garden



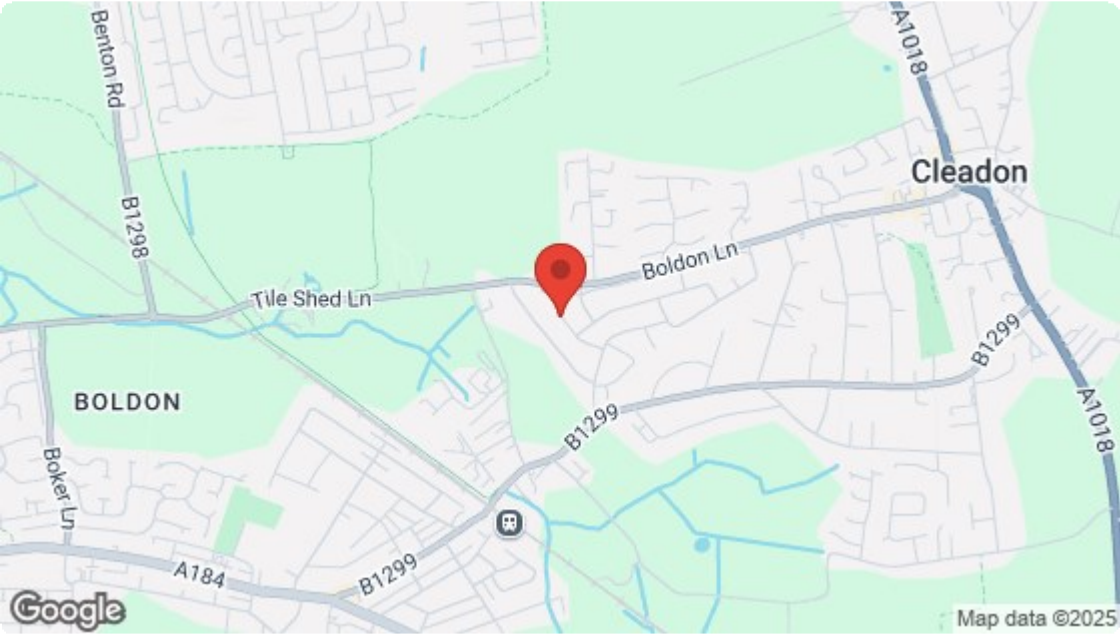
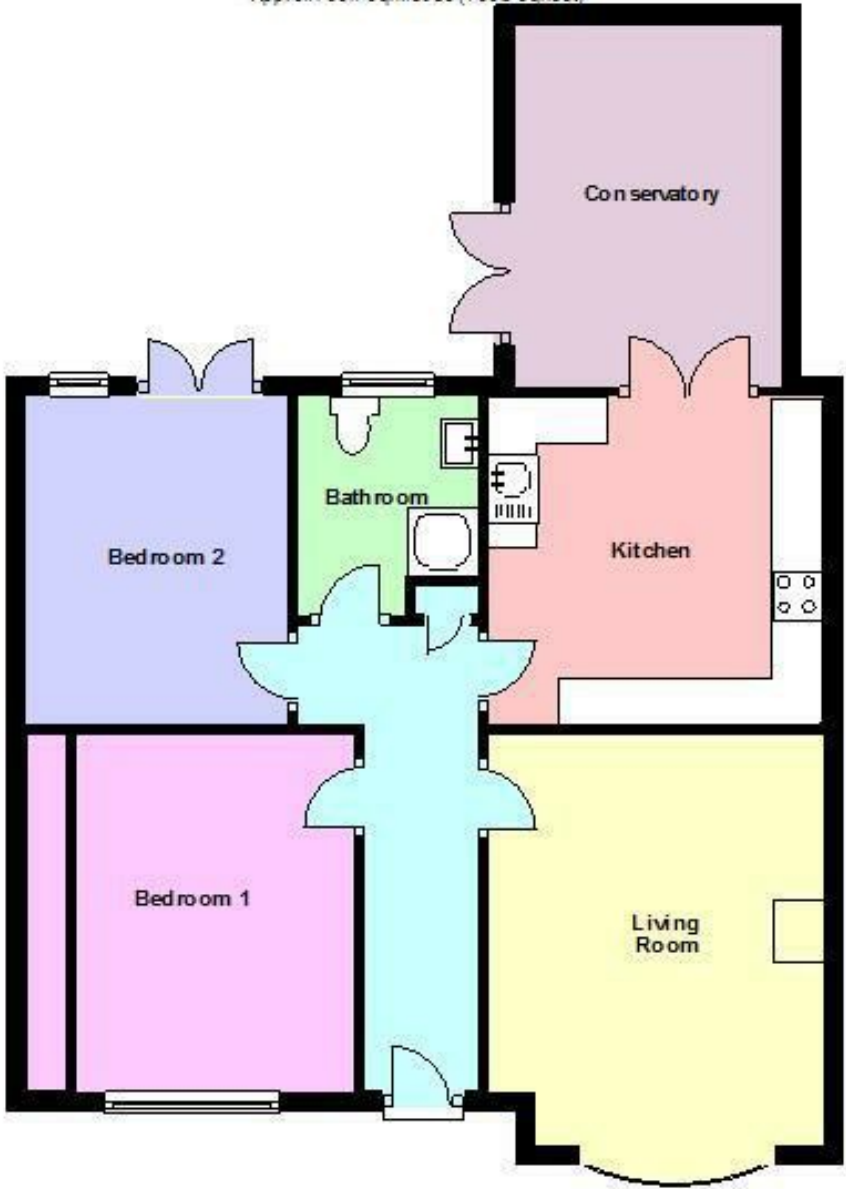
Garden



Raised Decking



Ground Floor
Approx. 65.4 sq metres (703.5 sq feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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