



LINDA LEARY

estate agents

1 Station Terrace, East Boldon, Tyne & Wear NE36 0LJ

Tel: 0191 519 2000 email: info@lindaleary.co.uk www.lindaleary.co.uk



33 Whitburn Road, Cleadon, Tyne & Wear SR6 7QP

Offers Over £899,000

A GOLD by Linda Leary property. We are delighted to offer to the market this rare opportunity to purchase a substantial 5 bedroomed freehold, detached property in the much sought after location of Cleadon Village, reasonably priced to sell. Set within beautiful 3/4 acres of mature gardens and offering the versatility of a self-contained 2 bedroom annex. This wonderful family home must be viewed to fully appreciate the size of the internal accommodation and the truly exceptional plot with an "in-out" driveway to the front with parking for at least 6 cars, a side drive to a double 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 porch offering access to the main house and the annex. Reception Hall with a beautiful sweeping staircase which leads to the upper galleried landing whilst downstairs has glazed double doors to the Lounge and also the Dining Room. The spacious Lounge has 2 sets of large patio doors leading on to the south facing upper terrace and overlooking the rear gardens, the Dining Room also offers views over the gardens, Kitchen/Diner fitted with a comprehensive selection of cabinets plus some appliances also having sliding doors leading to the rear patio, ideal for outdoor entertaining, Utility Room, Study bathed in natural light and Shower Room. The first floor of this superb property consists of a galleried landing with 2 main corridors providing access to the 5 spacious double Bedrooms, 2 of which offer En-suite facilities, there is also a stylish Family Bathroom. Externally the property boasts beautifully presented and very private mature gardens to the rear with extensive lawns, borders packed full of mature shrubs, trees and flowers, ponds, raised vegetable beds and fruit trees.

Cleadon Village

Cleadon with its shops, restaurants, bars and excellent schools is ideally placed close to the historic village of Whitburn, the windswept landscape of Cleadon hills and the splendid beaches and coastal delights of Seaburn and Roker. It is also well served by excellent public transport links with East Boldon metro station only 1/2 a mile away providing superb links both throughout the region and nation wide. The metro also links with Newcastle Airport.

Ground Floor

Entrance Porch

Entrance to this delightful home is via the entrance porch offering windows to the front elevation allowing the flood of natural light. Doors lead from the Entrance Porch to both the Hallway of the main house and also the Hallway of the Annex.

Reception Hall

20'2" x 14'6" (6.15 x 4.43)



Accessed from the entrance porch the reception hall has a beautiful sweeping staircase which leads to the upper galleried landing whilst downstairs has glazed double doors to the Lounge and Dining Room. An under stairs cupboard provides storage space. This grand and spacious room also offers traditional decorative plaster work coving to ceiling, dado rail and a central heating radiator provides background heating.

Reception Hall



Lounge

24'0" x 20'3" (7.34 x 6.18)



This room must be one of the main selling points of the property. The spacious Lounge has two sets of large patio doors leading on to the south facing upper terrace overlooking the rear gardens, ideal for entertaining. There is a feature fire surround with tiled inset and living flame coal effect gas fire. The decorative coving to the ceiling, wall lighting, dado rail and central heating radiators compliment this room perfectly.

Lounge



Garden Views



Garden Views



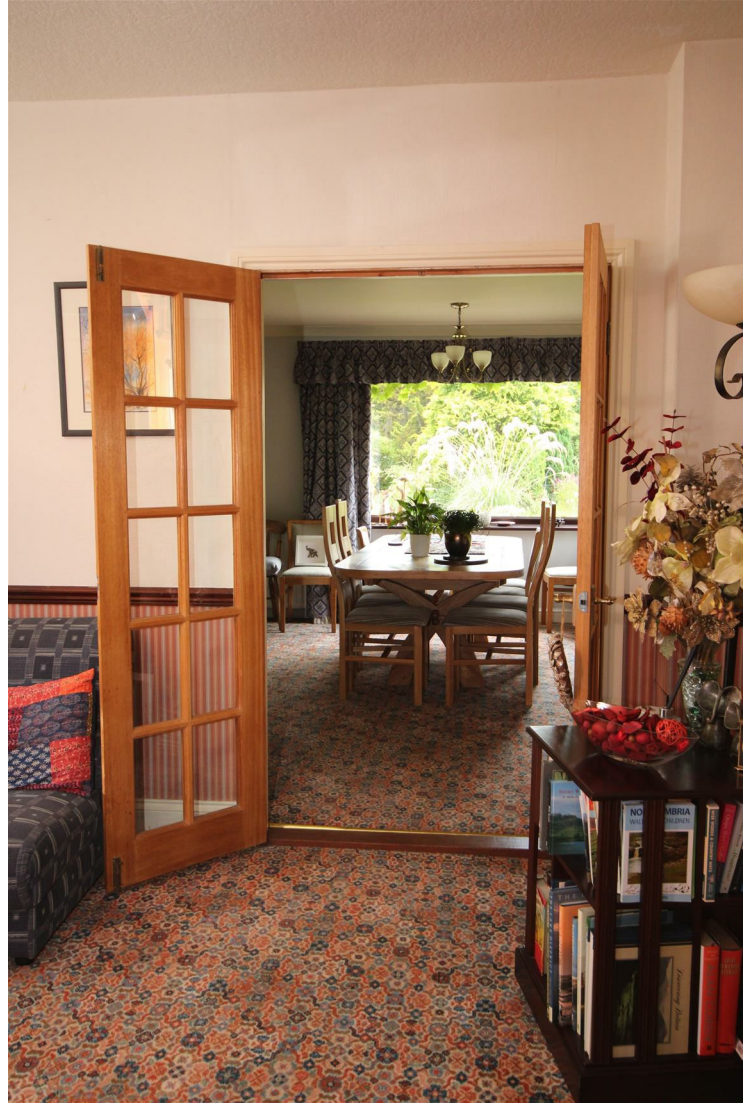
Dining Room

13'1" x 14'11" (4.00 x 4.55)



Situated at the rear of the property, engulfed in natural light, from windows to two elevations providing views over the beautifully presented gardens. This light and airy room is the perfect space for formal dining or family entertaining. Back ground heating is provided by a central heating radiator. This room can be accessed via a door from the Lounge or double doors from the Hallway.

Dining Room



Garden Views



Kitchen
17'1" x 17'5" (5.22 x 5.33)



The heart of this family home features a comprehensive selection of floor, wall and drawer cabinets with a 2 bowl sink unit and contrasting work surfaces. Integrated appliances include a hob, extractor hood and double oven there is also space for a fridge freezer and dish washer. Natural lighting is provided by windows to the rear elevation and sliding patio doors which open to the paved rear terrace, ideal for alfresco dining. A breakfast bar, recessed lighting to the ceiling, splash back tiling to the walls and tiling to the floor complete this spacious room.

Kitchen



Kitchen



Utility Room
12'9" x 8'1" (3.91 x 2.48)

Leading from a door via the Hallway this room has windows to the side elevation and door to the outside of the property. There is wall shelving providing storage space plus ample space for additional storage, a white sink and space for a washing machine, freezer and wine cooler. This room also has the benefit of tiling to the floor.

Study
12'8" x 12'7" (3.88 x 3.86)



Currently being used as a Study/Office, this room could also be a further reception room. This delightful room is bathed in natural light from windows to the side and front elevations offering views over the approach to the property. Further features of this room include dado rail and wall shelving offers storage space. Back ground heating is provided by a central heating radiator.

Shower Room
8'0" x 11'5" (2.46 x 3.48)



Facilities of this room include a pedestal wash hand basin, close coupled w.c. and shower enclosure. As well as a port hole stained glass window plus further side window with central heating radiator below, there is also splash back tiling to the walls. A built in cupboard provides storage space.

First Floor

Landing



The first floor of this superb property consists of a galleried landing with two main corridors providing access to the 5 spacious double bedrooms, two of which offer En-suite facilities plus a Family Bathroom. A built in linen cupboard provides useful storage space. There is are windows to the front and side elevations.

Master Bedroom (Dual Aspect)

21'10" x 17'6" (6.68 x 5.35)



A superb master bedroom featuring windows to the front elevation and double doors leading to a rear roof terrace offering lovely views over the rear gardens. The decor of this room is complemented by the carpeting to the floor and two central heating radiators provide background heating. A door connects to the En-suite and two walk in wardrobes providing hanging and storage space.

Master Bedroom (Dual Aspect)



En-suite

10'4" x 13'1" (3.17 x 3.99)



Leading from the bedroom this room comprises a traditional style stand with inset wash hand basin, close coupled w.c. and panelled double jacuzzi bath with shower over. This room also has the benefit of two Velux roof lights, splash back tiling to the walls and a central heating radiator.

En-suite



Bedroom 2 (Rear)

17'1" x 13'1" (5.23 x 3.99)



Off the landing this very spacious double bedroom has windows to two elevations with views over the fabulous gardens. Heating to this room is from a central heating radiator and built in mirror fronted wardrobes provide hanging and storage space. This room also has coving to the ceiling.

En-Suite
9'10" x 6'9" (3.02 x 2.07)



An elegant room with wash hand basin set into a vanity unit also providing storage space, close coupled w.c. with concealed cistern and large shower enclosure. Flooded in natural light from a double glazed window there is also coving to the ceiling and a central heating radiator. Neutral splash back tiling to the walls together with contrasting tiling to the floor complete the calming feel of this room.

Bedroom 3 (Rear)
15'5" x 12'9" (4.72 x 3.89)



This lovely room is the perfect place to relax, with windows offering amazing views over the rear gardens. Fitted wardrobes provide hanging and storage space. Heating is provided by a central heating radiator.

Bedroom 3 (Rear)



Bedroom 4 (Rear)
13'3" x 10'0" (4.05 x 3.07)



Currently being used as a Living Room this double bedroom offers fabulous views over the gardens from the window to the rear elevation and a door opens to reveal a roof terrace ideal for enjoying the early morning or late evening sun. This room also has the benefit of a central heating radiator and coving to the ceiling.

Bathroom
12'9" x 7'7" (3.89 x 2.33)



A stylish family bathroom with wash hand basin, w.c with concealed cistern, panelled bath and large shower enclosure. This superb room also has a window and ladder style heated

towel rail. The panelling to the ceiling with recessed lighting, tiling to the walls with a decorative border and contrasting tiling to the floor all assist the amazing relaxing ambience of this spacious room.

Bathroom



Bedroom 5 (Front)

12'9" x 7'8" (3.89 x 2.35)



Set to the front of the property, natural light flows through windows to the front and side elevations of this room. This room also features coving to the ceiling and a central heating radiator. Mirror fronted sliding door wardrobes provide hanging and storage space.

Annex



This has recently been used as a granny flat and art studio but has the potential for a variety of uses.

Annex Study

11'0" x 8'11" (3.36 x 2.73)

Accessed via a door from the Entrance Porch, this room provides access to the accommodation contained in this self contained annex all on ground floor level.

Separate W.C.

6'9" x 3'2" (2.06 x 0.99)

Facilities of this room include a pedestal wash hand basin and close coupled w.c. There is also splash back tiling to the walls and a central heating radiator.

Bathroom

6'9" x 6'5" (2.07 x 1.97)

Fitted with a close coupled w.c., wash hand basin plus a panelled bath with shower over. The suite is complemented by the tiling to walls with contrasting flooring. There is also a central heating radiator.

Bedroom 1 (Side)

11'3" x 10'7" (3.43 x 3.25)

Situated at the side of the property this double bedroom is accessed off the inner lobby and offers two windows to the side elevation and a central heating radiator.

Bedroom 2 (Front)

9'10" x 7'6" (3.01 x 2.31)

A window to the front elevation provides views over the approach to the property. This room also has the benefit of a central heating radiator.

Lounge/Diner/Kitchen

21'5" x 18'11" (6.54 x 5.79)

Natural light floods into this beautiful south facing room from windows to the rear and side elevations and sliding doors open to reveal the paved terraced and gardens beyond. The living/dining area flows through to the Kitchen which is installed with a selection of wall, floor and drawers cabinets with inset stainless steel sink unit. There is an oven, hob and extractor hood plus space for a washing machine and fridge. Heating to this room is provided by a central heating radiator.

Exterior



Pond



Entrance to this impressive property is from a block paved private "in-out" driveway which provides ample parking for upwards of 6 cars, a side drive allows access to the side of the property leadign to a detached, large double garage and the rear gardens. Externally the property boasts beautifully presented mature gardens to the rear with extensive lawns, borders packed full of mature shrubs, trees and flowers, ponds, raised vegetable beds and fruit trees making this a very private and secure area and a safe haven for children. There are a number of paved areas accessed directly from the house and annex providing ideal space for al fresco dining, entertaining and relaxing,

Gardens



Gardens



Gardens



Gardens



Terrace



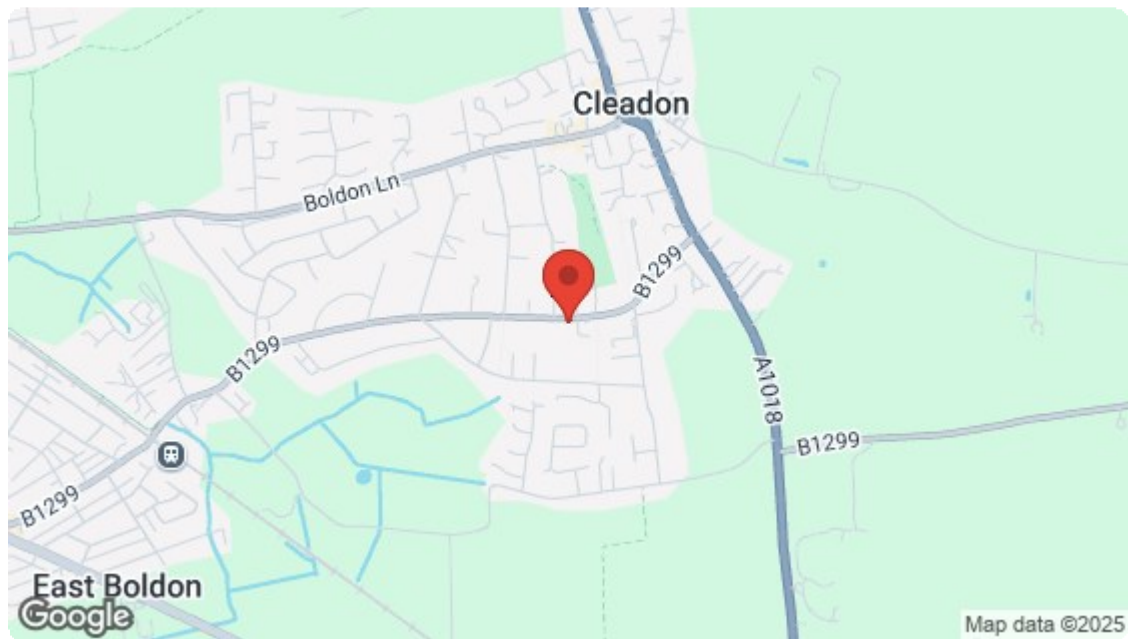
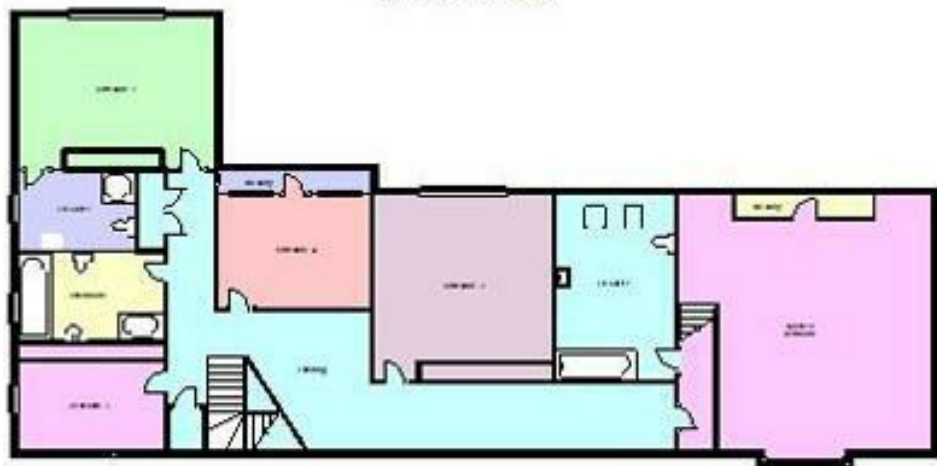
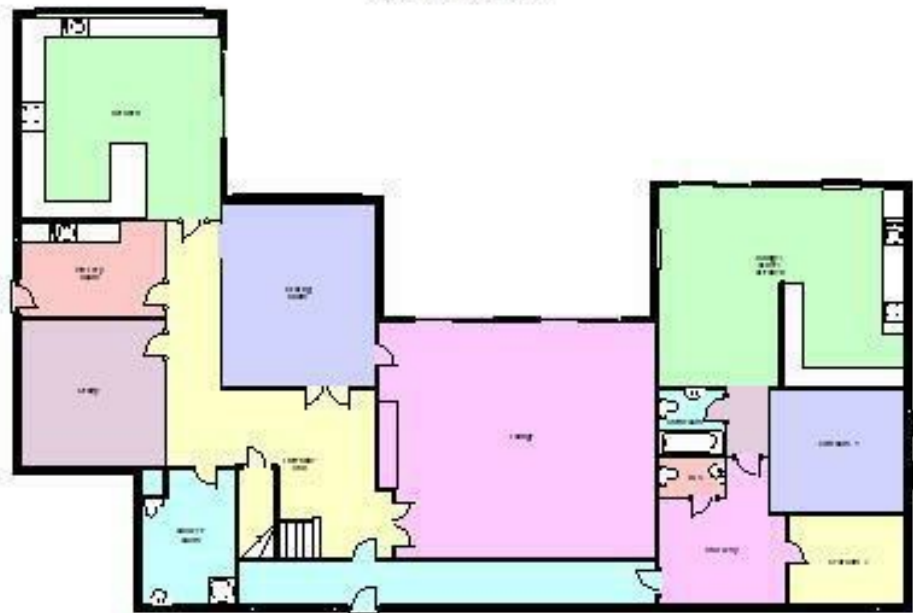
Patio



Double Garage



Front Exterior



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate using a Sonic tape and should not be relied upon for complete accuracy. If you require exact measurements, please ask one of our negotiators to arrange an appointment to view the property, when your own measurements may be taken. It should not be assumed that the property has all necessary planning, building regulation or other consents. The Agent has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.