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75 Cleadon Meadows, Cleadon, Tyne and Wear SR6 7PJ

£429,950

We are delighted to bring to the market this beautifully presented, freehold, link detached bungalow, 3 bedroom bungalow, situated in Cleadon Village close to shops, pubs, cafes and restaurants and within easy access of Cleadon Hills and the Coast. The property has been extensively refurbished and modernised to a very high standard by the current owners, providing stylish decor and accommodation all on one level. The purchaser of this home will not be disappointed with the internal layout and dimensions of this stunning property which comprises: an entrance hall with doors leading to a light and airy Living Room, 2 Double Bedrooms, luxurious Bathroom, stylish Kitchen fitted with a range of cabinets plus some integrated appliances, a utility room, third Bedroom and superb Sun Room. An open plan garden lies to the front of this superb home whilst an enclosed south facing garden to the rear offers a lawn, raised beds and patio area ideal for al fresco dining or entertaining, off street parking via a driveway can be found to the side of the property. This stunning property is located within the catchment area for Cleadon Village C of E Academy and Whitburn Academy and will make a great home for a variety of purchasers. Early viewing is highly recommended. Council Tax Band D

Ground Floor

Entrance Hall



Entry to this stunning home is via a UPVC door to the side which opens to reveal the entrance hall. Doors lead from the hall to the Living Room, 2 Bedrooms, Family Bathroom and Kitchen. Panelling to the walls, a central heating radiator and laminate flooring completes the stylish look of this space.

Living Room

11'11" x 15'4" (3.64 x 4.69)



Natural light floods into this room from a walk in double glazed bay window to the front elevation with views over the garden. The neutral colour scheme of this room is complimented by a feature chimney breast with built in media wall comprising TV bracket and inset electric fire. A central heating radiator provides background heating. Plaster work coving to the ceiling and laminate flooring complete this stylish space.

Bedroom 1 (Rear)

11'10" x 12'10" + bay (3.63 x 3.93 + bay)



This very spacious double bedroom is located at the rear of the property and offers a walk in double glazed bay window with views over the rear garden. A comprehensive range of Hammonds fitted wardrobes and overhead cabinets provide hanging and storage space. The neutral decor of this room is enhanced by carpet to the floor and background heating is provided by a central heating radiator.

Family Bathroom

6'0" x 6'7" (1.85 x 2.03)



An elegant room with panelled bath having a shower over, wash hand basin and w.c. set into a vanity unit also providing storage space. Bathed in natural light from a double glazed window, there is also a towel rail and wall mirror with lighting. Tiling to the walls and contrasting tiling to the floor with under floor heating complete the calming feel of this room.

Bedroom 2 (Front)
9'5" x 9'6" (2.88 x 2.92)



Currently being used as a dining room, this fabulous double bedroom benefits from a double glazed window to the front elevation. Heating to this room is provided by a central heating radiator, there is also plaster work coving to the ceiling and laminate flooring.

Kitchen
9'4" x 8'3" (2.87 x 2.54)



The heart of this delightful home is fitted with a range of floor, wall and drawer cabinets with inset 1.5 bowl stainless steel sink unit and contrasting work surfaces. Integrated appliances include a high level oven, hob and fridge. Natural light is provided by a double glazed window. The colour scheme is complimented by splash back tiling to the walls with contrasting laminate flooring. This room also has the benefit of a central heating radiator and breakfast bar.

Kitchen



Utility
9'4" x 5'3" (2.87 x 1.62)



This light and airy room is open from the Kitchen and has space for a washing machine and tumble dryer. There is a double glazed window to the side elevation and laminate flooring. Doors lead from this space providing access to Bedroom 3 and to the driveway to the front, a further set of sliding doors open to reveal with Sun Room.

Bedroom 3 (Front)
6'6" x 8'0" (1.99 x 2.45)



Located at the front of the property this bedroom offers a double glazed window to the front elevation. Background heating is provided by a central heating radiator, there is also laminate

flooring. Sliding door fitted wardrobes provide hanging and storage space.

Bedroom 3 (Front)



Sun Room

13'3"x 8'2" (4.05x 2.51)



One of the main selling points of this superb home is the stunning Sun Room with magnificent double glazed windows with made to measure thermal blinds and doors leading to the garden is the main feature of this space. The perfect place to sit and relax, this room also has the benefit of recessed lighting to the ceiling, two central heating radiators and laminate flooring.

Exterior



Access to this delightful home is via a driveway which provides off street parking and leads to the side of the property. There is also an open plan garden to the front with lawn and mature planting. A secure, enclosed south facing garden to the rear with paved patio, lawn and raised beds is ideal for entertaining or al fresco dining whilst also providing a safe and secure environment for family living.

Garden



Patio



Garden to Front



Note

All oak flooring, carpets, blinds and curtains are to be included in the sale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(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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