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2 Woodlands View, Cleadon, Tyne and Wear SR6 7UF

£750,000

A GOLD by Linda Leary Estate Agents property of distinction. We are delighted to offer to the market this stylish, freehold, 5 Bedroom Detached House with gardens located in a quiet cul de sac 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 stunning home which has been extensively refurbished and modernised to a very high standard by the current owners, providing stylish decor throughout. The layout comprises of a large open plan dining room/sun room with two sets of French doors opening out onto the attractive garden, making it the ideal space for entertaining guests, or spending time with family. Downstairs, this light and spacious accommodation includes a spacious Reception Hall, a stylish Living Room which opens to the 20ft Dining/Sun Room, Kitchen fitted with a comprehensive range of cabinets plus integrated appliances, Utility and Study/Snug. The impressive gallery landing to the first floor offers access to a luxurious Family Bathroom and 3 good size Bedrooms, a further staircase leads to the second floor which offers 2 further double Bedrooms. A further feature of this stunning home are the gardens to the front with water feature and an enclosed garden to the rear with lawn, feature pond and paved terrace ideal for entertaining or playing children. Viewing of this property is highly recommended to appreciate the size of living accommodation on offer.

Council Tax Band F

Ground Floor

Reception Hall

14'6" x 10'10" (4.42 x 3.32)



A portico entrance to the front of this superb family home leads to a central UPVC door with glazed panels to the side. The reception hall is spacious and welcoming with doors giving access to principal ground floor rooms. A balustrade staircase leading to the first floor is complimented by the coving to ceiling, deep skirtings and wood flooring. Also in the hall there is double glazed window and a central heating radiator offers background heating.

Shower Room

5'10" x 8'9" (1.78 x 2.68)



Accessed via a door from the reception hall, facilities of this superb room include a corner shower enclosure, pedestal wash hand basin plus a close coupled w.c. This elegant room also has the benefit of traditional style panelling to the walls, an extractor fan, central heating radiator and contrasting tiling to the floor. A built in understairs cupboard offers storage space.

Living Room

11'1" x 17'10" (3.38 x 5.45)



This very elegant room with double glazed window to the front elevation flows through to the Dining and Sun Room to the rear. One of the main focal points of this room is a feature fire place with traditional style fire surround with cast iron and tiled inset plus living flame gas fire. The neutral colour scheme is complimented by decorative plaster work coving to the ceiling, picture rail, deep skirtings and wood flooring. Background heating is provided by a central heating radiator.

Living Room



Dining & Sun Room

11'1" x 20'1" (3.39 x 6.13)



A stunning room, bathed in light from magnificent double glazed

windows and two sets of French doors which offer unrivalled views over the rear garden are the focal point of this space. Continuing the neutral theme from the Living Room, this room is perfect for entertaining with enough space for a large dining table ideal for family gatherings or to sit and relax in the Sun Room. Further features of this amazing space include deep skirtings and wood flooring. Double doors open to reveal the Study/Snug and Kitchen, background heating to this room is provided by two central heating radiators.

Dining Area



Dining Area



Sun Room



Sun Room



Kitchen

13'5" x 18'6" (4.09 x 5.65)



The heart of this family home is installed with a comprehensive range of Crown high gloss floor, wall, and drawer cabinets with inset stainless steel sink unit and marble work surfaces. This beautiful room also has integrated appliances to include two ovens, hob, chimney style extractor hood, dish washer and there is also space for an American style fridge freezer. The large central island provides additional cabinets and pan drawers together with a breakfast bar. Flooded in natural light from a double glazed window to the rear elevation three Velux roof lights and a feature stained glass window, mood lighting is provided by recessed lighting to the ceiling and downlighting. A vertical central heating radiator and tiling to the floor compliment this room perfectly. A door leads from this room to the Utility.

Kitchen



Study/Snug

8'2" x 8'9" (2.51 x 2.68)



Utility

13'4" x 10'9" (4.08 x 3.28)



This light and airy room offers a double glazed window and door to the front elevation. Floor cabinets and further larder style cabinets provide storage space and there is also plumbing for a washing machine and dish washer. The decor of this room is enhanced by tiling to the floor.

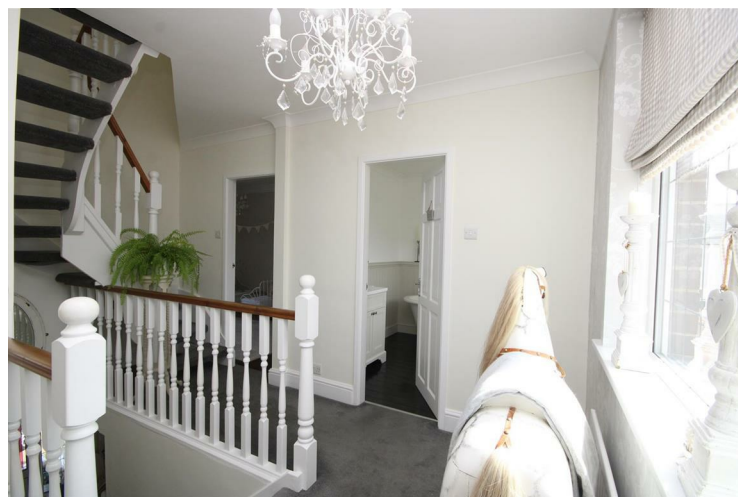
Utility



Leading from the Hall this delightful space is currently being used as a play room but could also be used as a study or snug offering the perfect place to relax with doors leading to the dining/sun room and reception hall. This room also has the benefit of coving to the ceiling, a central heating radiator and wood flooring.

First Floor

Landing

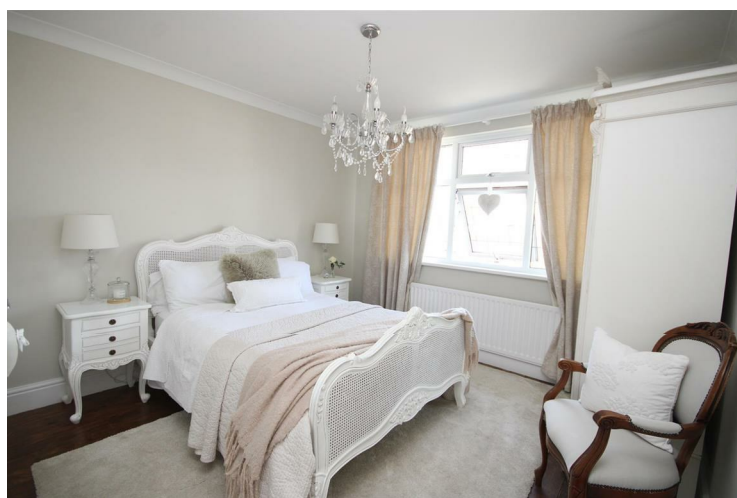


This impressive gallery landing has a double glazed window

with central heating radiator below. A further balustrade staircase leads to the second floor and doors lead from the landing providing access to all first floor rooms.

Bedroom 1 (Front)

16'1" x 12'2" (4.91 x 3.71)



A fabulous room featuring a double glazed window with views over the garden and entrance to the property. The neutral decor of this room is complemented by coving to the ceiling, deep skirtings and wood flooring. Heating to this room is from a central heating radiator.

Bedroom 2 (Front)

11'1" x 10'11" (3.38 x 3.33)



This spacious double bedroom is located at the front of the property and offers a double glazed window with views over the garden. A central heating radiator provides background heating and there is also wood flooring.

Bedroom 2 (Front)



Bedroom 2 (Front)



Family Bathroom

7'10" x 7'7" (2.41 x 2.33)



This beautiful room has the benefit of a wash hand basin set into a vanity unit also providing storage space, close coupled w.c. and free standing bath with claw feet. Offering the perfect place to relax this room also has the benefit of a double glazed window, central heating radiator as well as traditional style panelling to the walls. Wood flooring completes the calming feel of this luxurious room.

Family Bathroom



Bedroom 3 (Rear)

7'10" x 7'2" (2.41 x 2.20)

Set to the rear of the property, this room is currently being utilised as a dressing room and features a double glazed window with central heating radiator below. The decor of this room is complimented by coving to the ceiling and wood flooring.

Second Floor

Landing



Bedroom 4 (Rear)

9'2" x 10'9" (2.80 x 3.29)



This splendid room has double glazed windows framing the views of the well maintained gardens to the rear of the property. Built in eaves cupboards offer storage space. A central heating radiator provides background heating and there is also laminate flooring.

Bedroom 5 (Rear)

9'4" x 10'10" (2.85 x 3.31)

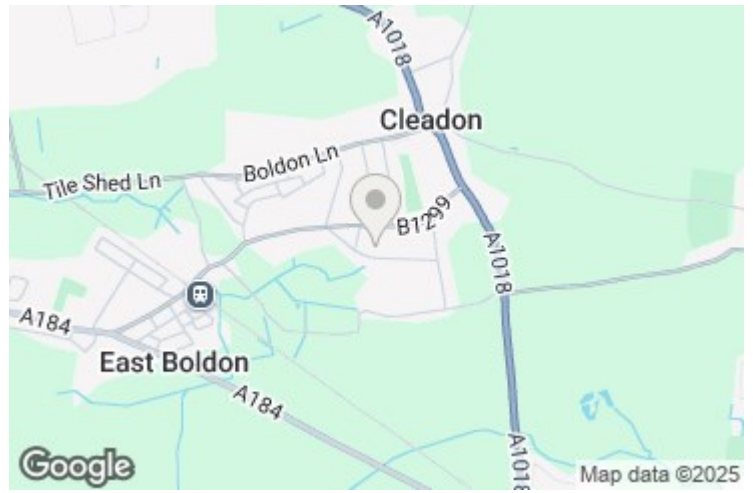


Situate at the rear of the property this striking room has remarkable views over the rear garden from the double glazed window with central heating radiator beneath. Eaves cupboards provide storage space and the calming decor of this room is enhanced by laminate flooring.

Bedroom 5 (Rear)



Exterior



The gardens together with this delightful home are accessed via a block paved driveway which provides off street parking and are surrounded by a boundary wall. The property also boasts a well presented low maintenance garden with water feature to the front of this amazing home. The rear of the property has a stunning garden with block paved terrace ideal for al fresco breakfasting, lawn and a feature pond. 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 garden shed.

Garden



Pond





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	62
(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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