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5 Grasmere, Cleadon, SR6 7QF

£399,950

We are delighted to offer to the market this superb, 3 bedroom, freehold link detached home with a stunning interior, located within a quiet cul-de-sac, this is a desirable residence in one of the more exclusive addresses rarely offered to the market. Set within 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. The property also lies within the catchment area for both Cleadon Church of England Academy and Whitburn Academy. This thoughtfully extended home briefly comprises; Reception Porch, Living Room with staircase giving access to the first floor, Sitting Room which flows naturally through to the Dining Room offering fabulous views over the rear garden and Coulthard Park beyond, stylish fitted Kitchen offering a range of cabinets plus bi-fold doors which open onto the paved terrace, Utility fitted with a comprehensive range of cabinets plus space for appliances and finally to the ground floor there is a reduced size garage currently being utilised as a "Man Cave". The property also boasts plentiful sleeping accommodation to the first floor having 3 bedrooms, one of which benefits from a balcony offering unrivalled views over the rear garden and parks Croquet Lawn, there is also a luxurious Family Bathroom which completes the first floor accommodation. A further feature of this stunning home is the enclosed south facing garden to the rear, ideal for playing children with lawn and raised paved terrace perfect for entertaining or relaxation. Off street parking is provided by a driveway to the front. Viewing of this property is highly recommended to appreciate this amazing home. Council Tax Band D

Ground Floor

Reception Porch

Entry to this splendid family home is via a composite door. Double glazed windows to 2 elevations offer natural light and a built in under stairs cupboard provides storage space. This room also has the benefit of laminate flooring and a further door provides access to the Living Room.

Living Room

15'1" x 16'3" (4.62 x 4.96)



Wonderfully positioned at the front of the property this superb room offers views over the tree lined green from a double glazed window. One of the main focal points of this room is a feature wall which is complimented by an open plan staircase which provides access to the first floor. Further features of this room include recessed lighting to the ceiling, two central heating radiators and laminate flooring completes this space perfectly,

Living Room



Sitting Room

14'4" x 9'3" (4.37 x 2.82)



The focal point of this room is a double glazed window providing views over the rear garden and Coulthard Park beyond. The neutral colour scheme is accentuated by recessed lighting to the ceiling and laminate flooring. This room flows naturally through to the Dining Room and provides an ideal place to entertain or to hold formal dinner parties.

Sitting Room



Dining Room

7'4" x 7'7" (2.25 x 2.32)



Continuing the theme from the Dining Room, the design of this stunning room takes full advantages of the views to the rear of the property from a double glazed window and bi fold doors

which open to reveal the rear paved terrace. Bathed in natural light this space is ideal for entertaining or offers the perfect place to sit and take in the views. Heating to the room is from a central heating radiator.

Dining Room



Kitchen
7'0" x 11'9" (2.15 x 3.60)



This room showcases a range of floor, wall and drawer cabinets with inset stainless steel sink unit plus contrasting work surfaces. There is space for a free standing cooker and washing machine, there is also a stainless steel chimney style extractor hood. Some of the many features of this room include recessed lighting to the ceiling, display lighting, splash back tiling to the walls and contrasting ceramic tiled floor. Heating is provided by a modern verticle central heating radiator and a

door leads to the Utility. Natural light to this room is from a double glazed window and bi fold doors open onto the paved terrace perfect for al fresco dining.

Kitchen



Kitchen



Utility

7'4" x 9'2" (2.24 x 2.80)



Accessed via a door from the Kitchen, the Utility offers a comprehensive range of cabinets and work surface with space for appliances beneath. This room also has the benefit of PVC panelling to the ceiling with recessed lighting and a door opens to the garage/Man Cave.

Garage/Man Cave (Reduced Size)



Accessed via a door from the Utility or an electric roller shutter door, this space is currently being used as a Man Cave. Features of this room include PVC panelling to the ceiling, light and power.

First Floor

Landing



This spacious gallery landing offers a double glazed window and doors lead to all first floor rooms.

Bedroom 1 (Front)

8'9" x 13'11" (2.67 x 4.25)



A fabulous room featuring a double glazed window with views over the tree lined green and approach to the property. The decor of this room is complemented by a range of fitted wardrobes providing hanging and storage space, background heating is from a central heating radiator.

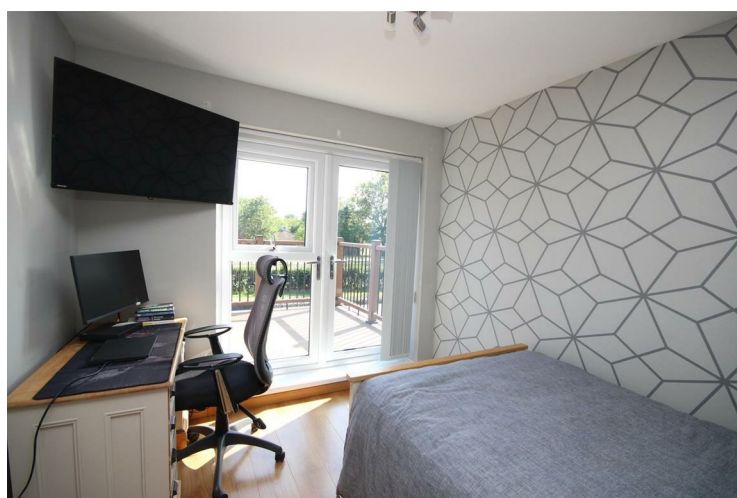
Bedroom 1 (Front)



Balcony



Bedroom 2 (Rear)
8'9" x 10'2" (2.67 x 3.10)



Views



Located at the rear of the property, this double bedrooms offers double glazed doors which open to reveal an amazing balcony with unrivalled views over the fabulous garden and Coulthard Park beyond. The calming decor of this room is complimented by laminate flooring and heating is via a modern verticle central heating radiator, Fitted wardrobes offer hanging and storage space.

Bedroom 2 (Rear)



Bedroom 3 (Front)
6'1" x 9'4" (1.87 x 2.87)



Set to the front of the property, natural light flows through the double glazed window of this room. Laminate flooring and a central heating radiator complete this elegant room.

Family Bathroom
6'1" x 9'4" (1.86 x 1.66)



An elegant family bathroom comprising a panelled bath with shower over, wash hand basin set into a vanity unit also providing storage space and w.c. A double glazed window provides this room with natural lighting and a wall mounted heated towel rail provides background heating. Tiling to the

walls and contrasting flooring finish the calming feel of this luxurious room.

Exterior



The beautifully presented south facing garden, together with this impressive home are located within a cul de sac and are accessed via a driveway which provides off street parking. Enclosed south facing garden to the rear of this spacious home provide a safe and secure environment for family living or a safe haven for playing children. A paved terrace accessed from the Dining Room and Kitchen is ideal for outdoor entertaining, this space also has the benefit of exterior lighting ideal for al fresco dining. The remainder of the garden is lawn with a paved and graveled pathway around a garden shed.

Garden



Garden



Exterior



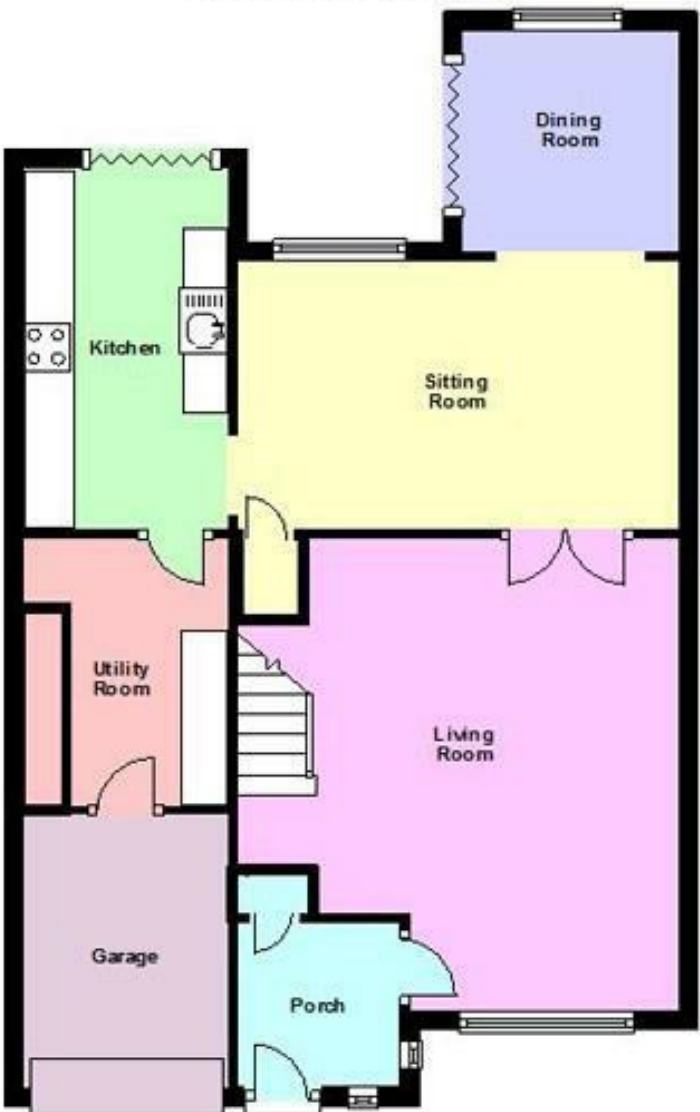
Views to Front



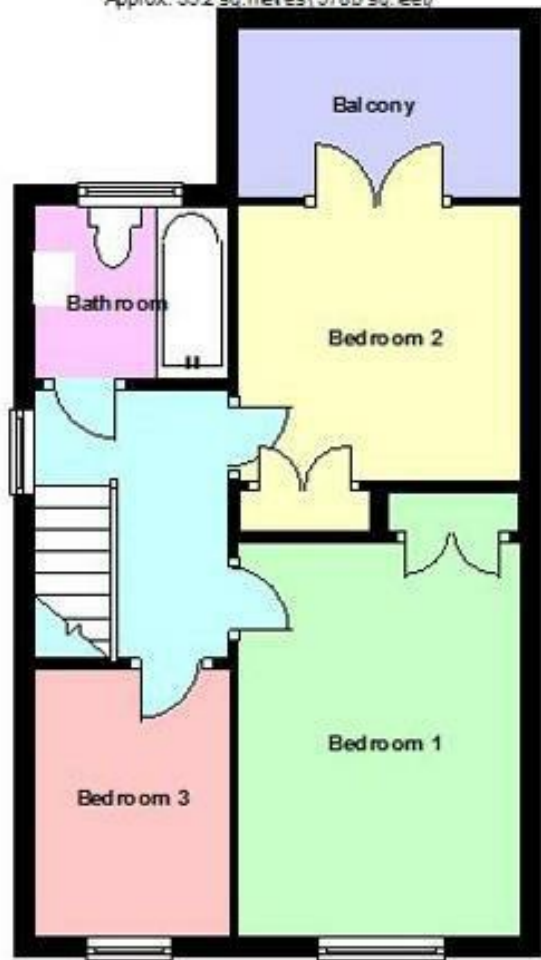
Views to Rear



Ground Floor
Approx. 625 sq. metres (6728 sq. feet)



First Floor
Approx. 352 sq. metres (3786 sq. feet)



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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