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5 Burdon Road, Cleadon Village, Tyne and Wear SR6 7RU

£795,000

A GOLD property of distinction from Linda Leary Estate Agents. We are delighted to offer to the market this spacious and high spec Freehold detached bungalow which is set in extensive gardens of approx 1/4 acre. This amazing home offered with no upward chain, has 3 generously proportioned double bedrooms all fitted with a range of high end wardrobes and 3 fabulous Reception Rooms which providing enormously flexible living accommodation. Located in the heart of Cleadon Village, one of the most sought after villages in the area, offering excellent shops and restaurants plus easy access to Cleadon Hills and the Coast. In addition, this property is located within the catchment area for Cleadon Village C of E Primary Academy and Whitburn Academy. Any purchasers will not be disappointed with the internal layout and dimensions of this stunning home which has undergone an extensive renovation of significant quality and finish. Having been extended to provide accommodation all on one level this stunning home briefly comprises, Entrance Hallway, stunning Living Room which opens up to a superb Dining Area featuring bi-fold doors leading to the amazing paved wrap around terrace and connecting to a bespoke fitted Kitchen with a selection of cabinets and some integrated appliances, there is also a Sitting Room with built in Pantry, 3 double Bedrooms and a luxurious Family Shower Room. The outdoor space compliments the interior space, with garden areas, to the front and side offering mature planting to the borders, driveway providing off street parking which leads to a "drive through" garage ideal for use as a hard standing for a caravan or boat. To the rear lies a south west facing garden with a rolling lawn, mature planting and paved patio areas perfect for entertaining or to relax and enjoy the evening sun. This property has everything you could wish for in a bungalow, viewing is highly recommended to appreciate the size and quality of this amazing plot. Council Tax Band D

Ground Floor

Reception Hallway

Entrance to this stunning home is via a welcoming reception hallway via a composite door. This space is flooded in natural light from a double glazed window to the side elevation and mood lighting is offered by recessed lighting to the ceiling. Bespoke beech cabinetry to built in cupboards provides storage space. Internal doors offer access to principal ground floor rooms, the decor of this room is enhanced by tiling to the entrance and contrasting carpet to the floor.

Living Room

14'2" x 12'0" (4.33 x 3.66)



This elegant reception room has a double glazed window to the side elevation providing views over the gardens and approach to the house. Heating to this room is via a two central heating radiators and neutral tiling to the floor assists the calming feel of this space.

Living Room



Open plan Kitchen/Diner

25'8" x 7'2" (7.83 x 2.19)



The layout of this stunning room is impressive yet practical. The Kitchen having a distinctly contemporary feel featuring a comprehensive top of the range selection of bespoke floor, wall and drawer cabinets with inset sink unit and contrasting work surfaces. Integrated appliances include a range cooker with chimney style extractor hood, there is also space for a washing machine, dish washer and American style fridge freezer. Natural lighting is provided by a double glazed window to the rear elevation and background lighting is provided by recessed ceiling lights, there is also display lighting to the cabinets. Further features of this room include splash back tiling to the walls with contrasting tiling to the floor.

Kitchen



Kitchen



Sitting Room
8'7" x 12'3" (2.62 x 3.74)



Dining Area



This room flows naturally through from the Kitchen providing a superb dining space with bi-fold doors which connect the inside with the outside garden via a paved terrace also ideal for al fresco dining. The neutral colour scheme is complimented by tiling to the floor.

Dining Area



Dining Area

Dining Area

Sitting Room



Sitting Room



Pantry

This walk in pantry houses the wall mounted combi boiler and also benefits from a double glazed window to the side elevation.

Bedroom 1 (Front)
9'11" x 11'11" to robes (3.04 x 3.65 to robes)



Leading from the hallway the fabulous double Master Bedroom has a double glazed window offering views over the mature garden to the side of the property. This neutral decor of this calming room is enhanced by high specification fitted wardrobes providing hanging and storage space.

Bedroom 1 (Front)



Bedroom 2 (Side)
9'10" x 8'11" (3.00 x 2.72)



Set to the side of the property, this double bedroom is flooded in natural light from the double glazed window to the side elevation, again offering views over the mature gardens. High specification fitted wardrobes providing hanging and storage space complete this elegant room.

Family Shower Room
6'4" x 8'9" (1.95 x 2.69)



A luxurious room offering a walk in shower enclosure, wash hand basin set into a vanity unit also providing storage space and w.c. with concealed cistern. A double glazed window provides natural lighting whilst recessed lighting allows for mood lighting. A traditional style central heating radiator provides back ground heating and stylish splash back tiling to the walls with contrasting tiling to the floor complete the calming feel of this room.

Family Shower Room



Family Shower Room



Bedroom 3 (Front) 9'7" x 10'11" (2.94 x 3.35)



This double bedroom has a double glazed window to the front elevation with central heating radiator below. The neutral decor of the room is enhanced by fitted wardrobes which provide hanging and storage space.

Loft Space

The vendors have advised that the loft is accessed via a retractable ladder. Natural light is provided to this space via 2 Velux roof lights to the front and rear elevations, there is also back ground lighting. The loft space is boarded for storage.

Exterior



This deceptively spacious home is set on an extensive $\frac{1}{4}$ acre site with impressive wrap around gardens surrounded by mature trees and shrubs which provide screening making this a very private and secure area. This peaceful and tranquil setting also offers a rolling lawn, seating areas and paved terrace which wraps around the rear and side of the property ideal for entertaining or al fresco dining. With various secluded areas in the garden that add intrigue, there is still space that could be transformed into the perfect play area for children or an amazing space for an outdoor kitchen or Summer House. There is also a large garden shed, vegetable tunnel plus further driveway accessed via the drive through garage with electric roller shutter doors, ideal to use as a hard standing for a caravan or boat.

Terrace



Terrace



Rear Garden



Garden



Patio



Rear Garden



Driveway (Rear)



Entrance (Front)



Exterior (Front)



Driveway (Front)

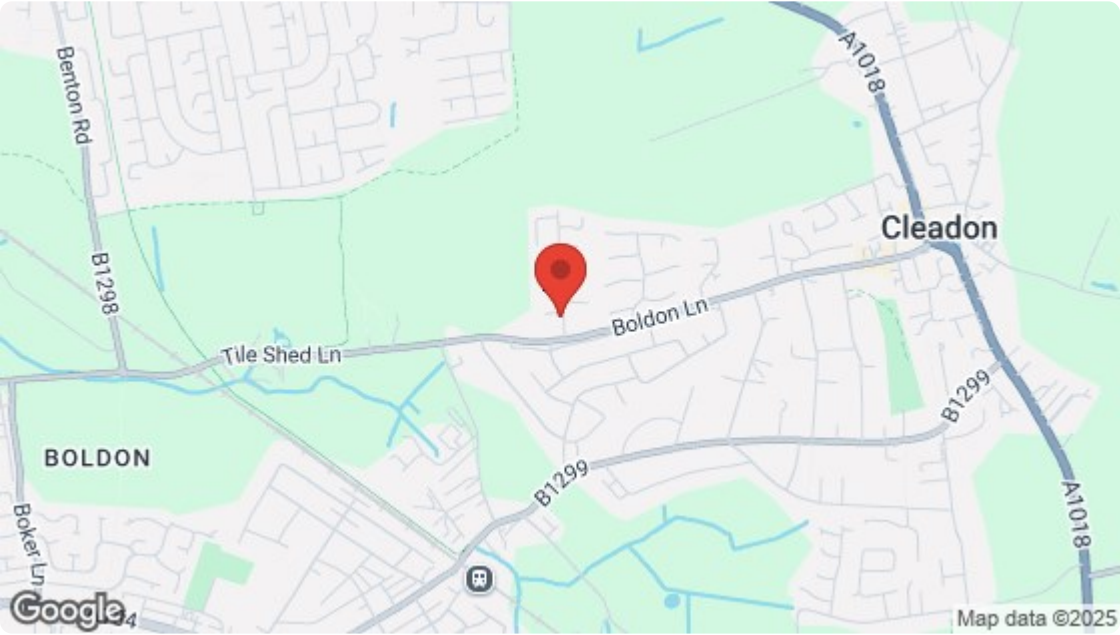


Side Garden



Side Garden





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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