









A popularly situated four bedroom detached home boasting a ground floor extension and offering well proportioned family sized living accommodation within walking distance of village amenities and superb schools.

This beautifully presented home, sitting just off Sunnyside Lane at the foot of Cleadon Hills, is finished to a good standard throughout and offers a good selection of modern day features, with accommodation comprising: entrance porch, reception hall, ground floor washroom, lounge, dining room, sun lounge, open kitchen with dining room and family room, four first floor bedrooms, a shower room and a family bathroom. Benefiting from gas central heating, UPVC double glazing, a fully floored loft space and remote control electric shutters to the Velux windows in the family room, the property externally boasts immaculate gardens to the front and rear together with a double drive and garage to the side with electric door.

Ready to move into and ideal for those who require a "Turnkey" living space, the property is just a short stroll from superb amenities including shops, cafes, restaurants, bars and pubs together with Cleadon Village Academy and its two nurseries.

The picturesque village of Cleadon is well known for its semi rural setting, yet very convenient position with excellent transport links through to Sunderland, South Shields, Newcastle Upon Tyne and Durham City. With Sunderland's magnificent coastline with its award winning Blue Flag beaches also close to hand, this stunning home should prove to be very popular indeed and immediate internal inspection is unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC double glazed feature door to

Entrance Porch

With oak coloured laminate flooring, UPVC double glazed door to entrance hall.

Entrance Hall



Laminate flooring, single radiator, turned spindle balustrade staircase with cloaks cupboard under.

Ground Floor WC



Low level WC with concealed cistern, wash basin set into vanity unit with cupboards under- attractive white suite with wall tiles, UPVC lined ceiling, tiled floor, ladder design heated towel rail, UPVC double glazed window to front elevation.

Lounge 11'10" x 16'8"



Electric fire with granite surround insert and hearth, wall lights, double radiator, UPVC double glazed windows to the front elevation overlooking gardens, Georgian design double doors to dining room.

Dining Room 9'11" x 11'10"



Single radiator, UPVC double glazed French doors leading to the sun lounge.

Sun Lounge 11'1" x 12'5"



Super light roof system, two double radiators, wood effect

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MAIN ROOMS AND DIMENSIONS

laminated flooring, UPVC double glazed French doors leading out into rear gardens.

Kitchen 15'3" x 19'4" max dimensions



Extensive range of base and eye level units with granite coloured working surfaces incorporating a 1 1/2 bowl sink unit with pedestal mixer tap, tiled splash backs, work top lighting, glass fronted display cabinets, integrated wine rack, integrated appliances include a four burner gas hob with overhead extractor hood, built under double electric oven and grill, dishwasher, automatic washing machine, tumble drier and a fridge freezer with a second under bench fridge also included within this versatile space, tiled floors with under floor heating, wall mounted vertical radiator, open plan to living area which is perfect to use as a family space.

Living Area



Features a vaulted ceiling with electric remote controlled

shutters, large double radiator, tiled floor with under floor heating, UPVC double glazed windows and doors to side elevation leading out into rear garden.

First Floor Landing

UPVC double glazed window to side elevation and access point to floored loft via folding timber ladders.

Bedroom 1 (rear) 11'9" x 11'7" max dimensions into fitted robes



Fitted wardrobes with sliding doors, UPVC double glazed window to the rear elevation overlooking gardens and a single radiator.

Bedroom 2 (front) 11'6" x 8'3"



Fitted wardrobes, drawers and shelving, UPVC double glazed window to front elevation, single radiator.

Bedroom 3 10'0" x 10'4" max dimensions into fitted robes



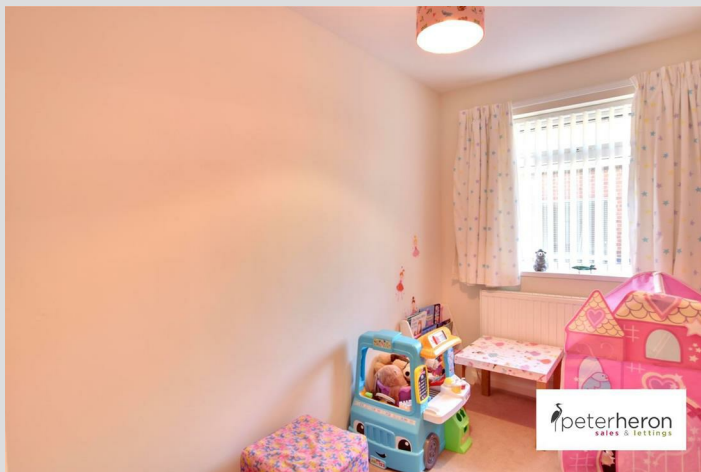
Fitted wardrobes with sliding mirror fronted doors, UPVC double glazed window to rear elevation overlooking gardens, single radiator.

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Bedroom 4 11'6" x 6'5"



UPVC double glazed window to side elevation, single radiator.

Shower Room



Wash basin set into vanity unit with cupboard under, corner

shower cubicle- attractive white suite with fully tiled walls, tiled floor, ladder design heated towel rail, wall mounted extractor unit, UPVC line ceiling with halogen down lights.

Bathroom



Low level WC with washbasin set into vanity unit with cupboards under, panel bath with over head shower with rain fall shower head and glass screen- white suite with wall tiles, tiled flooring with underfloor heating, UPVC double glazed window to front elevation, contemporary design heated towel rail, UPVC lined ceiling with LED downlights.

Outside



Laid to lawn gardens to the front with established borders, block paved drive providing off street parking for two cars leading to attached brick garage with remote control electric roller shutter door.

Garage 9'3" x 15'6"

Stripped lighting sockets, wall mounted Baxi Duo Tech gas combination boiler serving hot water and radiators, single glazed and part glazed door to side elevation providing access to the side passage leading through to the rear gardens, additional cold water supply, mature well maintained gardens to the rear with attractive lawn, established borders and various patio seating areas capturing sunshine all day long, BBQ area, bin store and a single gate to front garden, a second side passage with useful space for storing wheelie bins.

Council Tax Band

The Council Tax Band is Band E

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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MAIN ROOMS AND DIMENSIONS

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Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Fawcett Street Viewings

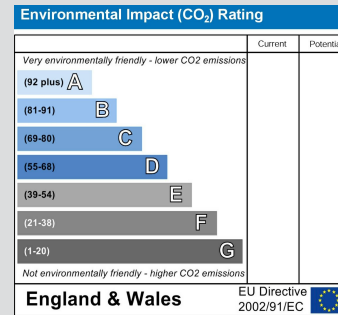
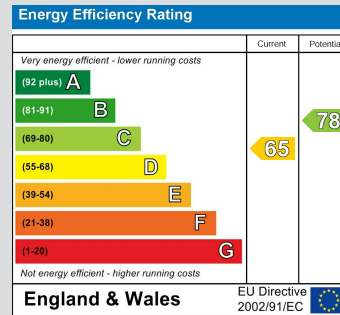
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

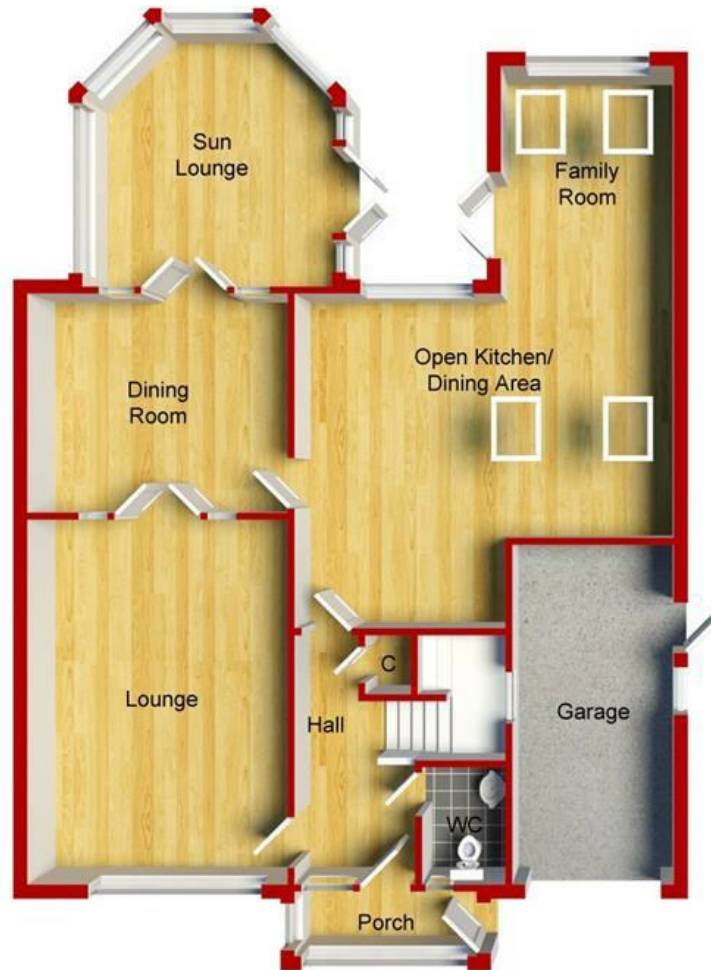
Ombudsman

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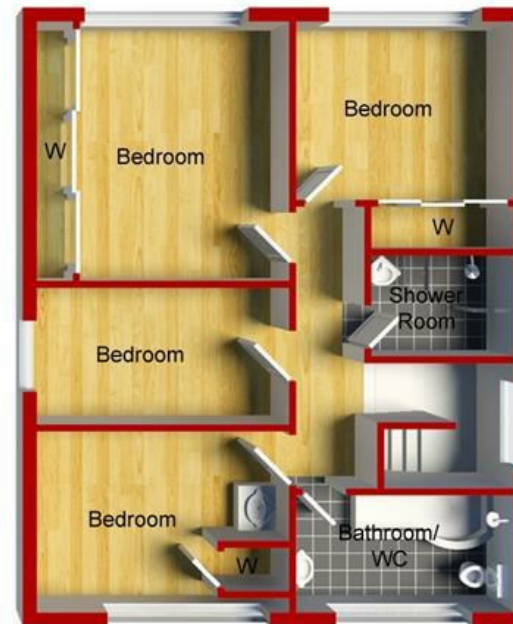
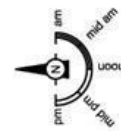


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Ground Floor
Approximate Floor Area
(83.24 sq.m)



First Floor
Approximate Floor Area
(53.14 sq.m)

15 Farm Hill Road