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This charming home on Lyndon Grove, East Boldon, is a larger than average four-bedroom detached house offering a splendid opportunity for families seeking a spacious and inviting home. Set within a highly desirable street, the property boasts attractive gardens to the rear and occupies a well-proportioned plot, providing both privacy and outdoor enjoyment. Upon entering, you are greeted by an entrance vestibule leading to a cloakroom, followed by a large reception hall featuring a turned oak staircase. The lounge is a delightful space, complete with a cast iron stove and French doors that open directly into the rear gardens, creating a seamless connection between indoor and outdoor living. The living kitchen/diner, with French doors to the garden, offers ample space for family gatherings and entertaining. Additionally, a separate ground floor home office, family room and utility room enhances the practicality of this home.

The first floor comprises 4 generously sized double bedrooms, including an impressive en-suite to the principal, bedroom, alongside a family bathroom, ensuring comfort for all family members. The property benefits from gas central heating and UPVC double glazing, providing warmth and energy efficiency throughout.

Externally, the home features well-maintained gardens to the front, side, and rear, complemented by a double drive and a larger than average garage. Its prime location is just a stone's throw from East Boldon Tennis Club and Golf Course, while an excellent selection of independently owned boutique shops, bars, pubs, and restaurants are within easy walking distance. Furthermore, the A19, City Centre, and wider North East regions, including Newcastle Upon Tyne and Durham City, are easily accessible.

This beautiful home is attractively priced and ready for immediate occupancy, making it an ideal choice for those looking to move in without delay. Early viewing is highly recommended to avoid disappointment and secure this exceptional proper

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to entrance portico.

## Entrance Portico

Stone flooring.

## Ground Floor WC



Low level WC with concealed cistern and washbasin vanity unit with cupboards under - attractive white suite with panelled walls to dado level, tiled splashbacks, built in cupboards, UPVC double glazed window to front, double radiator, LED downlights, stone flooring. Part glazed door to reception hall.

## Reception Hall 13'6" x 16'4"



UPVC double glazed windows to side, stone flooring, turned oak staircase with cupboard, coved corning to ceiling.

## Lounge 12'11" x 17'8"



Panelled walls, period style column radiator, Inglenook fireplace with stone hearth, oak mantle and wood burning effect cast iron stove, fitted cupboards to alcove with solid wood top, fitted Bespoke free standing Media wall with shelving and cupboards under, UPVC double glazed French doors with inset blinds leading out into beautiful rear gardens.

## Study/Home Office



UPVC double glazed window to side, double radiator, LED downlights to ceiling, coved corning.

## Living Kitchen 20'0" x 12'10"



Beautifully crafted kitchen with a selection of base and eye level units incorporating illuminated glass shelving and glass fronted display cabinets, five burner gas hob, overhead extractor hood and marble splashback, marble countertops and upstands with inset double stainless steel sink with pedestal mixer tap, split level double electric oven and grill, space and plumbing for automatic dishwasher, integrated fridge freezer, column radiator x2, natural stone flooring, breakfast bar peninsular, UPVC double glazed French doors leading onto patio and rear gardens giving that indoor outdoor flow, LED downlights to ceiling, second fridge freezer built in together with larder and utility cupboard. Sliding door to utility.

## Utility 9'9"x 6'3"



Base units with solid oak working surfaces and upstands incorporating a Belfast sink and pedestal mixer taps, cupboard discreetly concealing plumbing and space for automatic washing machine and stackable tumble dryer, fitted shelving, period style column radiator, LED downlights to ceiling, natural stone flooring, UPVC double glazed window to front.

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# MAIN ROOMS AND DIMENSIONS

## Garage Zone 1 12'8" x 6'2"



Laminate flooring, LED downlights to ceiling, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators. Skylight. Interconnecting door to garage zone 2.

## Garage Zone 2 10'4" x 13'1"

## Family Room 17'8" x 10'3"



UPVC double glazed windows to front, double radiator fitted cupboards.

## First Floor Landing



UPVC double glazed window to side at half landing level, access point to floored loft via folding timber ladder.

## Bedroom 1 (front) 10'5" x 20'6"



UPVC double glazed windows to front, single radiator, double radiator.

## En-Suite Shower Room



Low level WC, washbasin vanity unit with cupboards, large walk in shower enclosure with decorative tiling - attractive white suite with panelled walls to dado level, tiled flooring, period style chrome and column radiator, UPVC double glazed window to side, LED downlights to ceiling, ceiling mounted extractor unit.

## Bedroom 2 (rear) 9'11" x 20'11"



Maximum width into alcoves, UPVC double glazed windows to rear, double radiator, coved cornice to ceiling.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 (rear) 10'0" x 10'0"



To front of built in wardrobe, UPVC double glazed windows to rear, single radiator, coved cornicing to ceiling.

## Bedroom 4 10'4" x 10'0"



To front of built in wardrobes, UPVC double glazed window to front, single radiator, coved cornicing to ceiling.

## Bathroom



Low level WC, washbasin vanity unit with cupboards under

and marble countertops and upstands, double ended panel bath with attractive wall tiles, floor tiles and period style chrome column radiator, LED downlights to ceiling, wall lights.

## Outside



Double drive to front leading to larger than average garage with remote control electric roller shutter door. Beautifully planned landscaped gardens to the front, attractive paving, gate to side leading to mature enclosed gardens to the rear, beautifully presented, manicured lawns, raised planters, children's play area, screened off timber shed and various patio seating areas to enjoy Alfresco dining and entertaining families and friends. Large patio seating area accessed directly from the kitchen and living room.

## 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 - Particulars

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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 £300.00 by Movewithus Ltd.

## Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

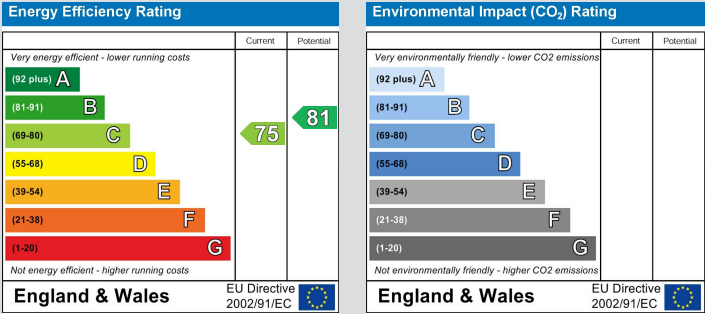
## Ombudsman

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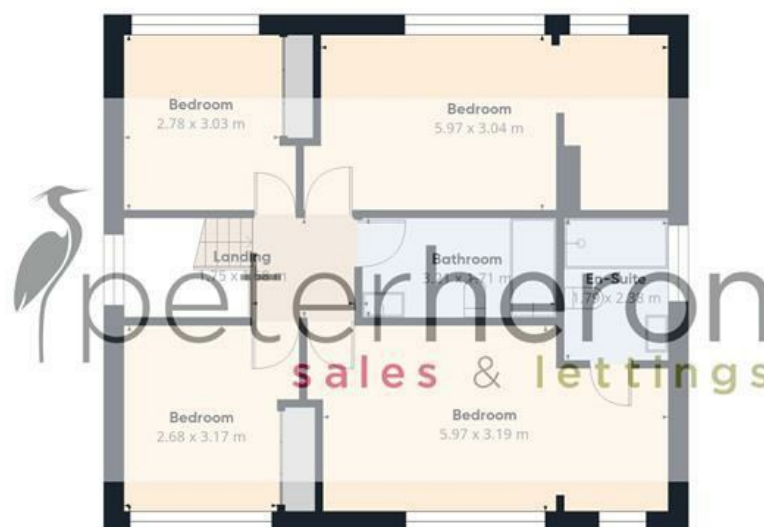
# MAIN ROOMS AND DIMENSIONS







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

192.1 m<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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