









One of only nine of the larger style detached homes on Cleadon Lea and sitting within a very quiet cul-de-sac situation on a beautiful south facing garden plot adjacent to greenbelt, this well modernised executive detached home offers a wonderful living space for discerning space hungry families who wish to live in the picturesque village of Cleadon.

Internally the property comprises a welcoming reception hall with ground floor WC, living room, garden room, dining room, modern kitchen with island and separate utility, four well proportioned first floor bedrooms (formerly five but now with a larger en-suite bathroom) and two bathrooms, whilst externally there are beautiful gardens to the front, side and rear together with a large drive providing off street parking for up to four cars together with a detached double garage.

Conveniently located within this sought after development, the property is a short stroll from Cleadon Village centre with its superb range of village amenities including schools, nurseries, shops, hair salons, restaurants, bistros and bars and is also perfectly positioned for the nearby countryside, coast and major routes leading through the wider North East Conurbation.

A style of home always held in high regard, we anticipate strong demand therefore immediate internal inspection should be considered essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to reception hall.

Reception Hall



Herringbone pattern tiled floor, solid and glass staircase, coved cornicing to ceiling, single radiator x2, UPVC double glazed windows to front.

Ground Floor Washroom



Low level WC with concealed cistern, washbasin vanity unit with cupboards under - attractive white suite with tiled walls, tiled floor, heated towel rail, fitted mirror, LED downlights and extractor unit.

Living Room 12'4" x 21'8"



Maximum dimensions into bay with UPVC double glazed windows overlooking gardens to the front, double radiators x2, living flame electric fire set within Gothic arch surround, insert and hearth featuring ambient lighting, coved cornicing to ceiling, wall lights, part glazed double doors to garden room.

Garden Room 12'6" x 23'10"



Maximum dimensions, UPVC double glazed tilt and turn windows overlooking south facing gardens to the rear, Supalite roof system with two large sky lights bringing in an abundance of natural light, wood effect Amtico flooring, single radiators x2, LED downlights, UPVC double glazed French doors leading out into rear gardens. Interconnecting door to dining kitchen.

Dining Kitchen 8'10" x 22'8"



A beautiful space perfect for families and entertaining featuring a good selection of Bespoke base and eye level units, the centrepiece of the kitchen is a large island with dining area for two people, integrated appliances include AEG five burner electric halogen hob with overhead extractor hood, split level Neff hide and slide double electric oven, microwave and grill, fully integrated larder fridge, two under bench freezers to island, large feature pantry with ample

storage together with additional drawers and space either side electrical charged items and larger items such as ironing board and vacuum cleaners, Amtico flooring, electric periscope power points to island, UPVC double glazed windows to rear, contemporary design column radiator x2.

Utility 5'8" x 10'10"

Good selection of base and eye level units with Granite working surfaces and upstands with under inset 1 1/2 bowl sink unit with Grohe shower mixer tap and Quooker instant boiling water, integrated Bosch dishwasher, space and plumbing for integrated automatic washing machine and tumble dryer. UPVC double glazed window to rear, fitted shelving, UPVC double glazed window to side looking into garden room, worktop lighting, double radiator. Part glazed double oak doors to dining room.

Dining Room 12'11" x 12'4"



Maximum dimensions into bay with UPVC double glazed windows overlooking gardens to the front, double radiator, solid oak flooring, coved cornicing to ceiling.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Access point to loft, built in cupboard with fitted shelving.

Bedroom 1 (front) 10'11" x 16'2"



Maximum dimensions into fitted wardrobe, fitted cupboard, headboard and tallboy, UPVC double glazed window to front, single radiator and wall lights. Oak door to bathroom which shares a Jack and Jill arrangement with the landing.

Jack and Jill Bathroom 13'5" x 8'11"



Maximum dimensions, beautifully crafted with wall mounted WC with concealed cistern, wall mounted washbasin vanity unit with drawers under, double ended free standing bath with wall mounted mixer taps and handheld shower, large

walk in shower enclosure with rainforest shower head, illuminated medicine cabinet, fitted dresser with solid wood tops, wall cupboards, part tiled walls, UPVC double glazed windows to rear, illuminated mirror, LED downlights, contemporary design wall mounted column radiator/towel rail.

Bedroom 2 (rear) 12'7" x 10'4"



Maximum dimensions into fitted wardrobes, drawers and dressing table, bedside drawers, wall lights, coved cornice to ceiling, UPVC double glazed window to rear and single radiator.

Bedroom 3 (front) 12'7" x 9'6"



Fitted wardrobes, bedside cabinets and overhead cupboards, wall lights, ambient lighting, dressing table with fitted drawers, UPVC double glazed window to front, single radiator, coved cornice to ceiling.

Bedroom 4 (front) 7'0" x 10'10"



Maximum dimensions into fitted wardrobes, drawers and cupboards, wall shelves, coved cornice to ceiling, UPVC double glazed window to front, single radiator.

Shower Room 5'6" x 9'1"



Low level WC with concealed cistern, washbasin vanity unit with cupboards under, fitted wall cupboards, mirror, overhead lighting, wall mounted extractor unit, large walk in shower enclosure with rainforest shower head, hand held shower riser and seating, electric shaving point, LED downlights to ceiling., Quick Step flooring.

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MAIN ROOMS AND DIMENSIONS

Front and Side Exterior



Laid to lawn gardens to the front and side with mature borders featuring specimen trees including a Cherry Blossom tree, borders feature beautifully trimmed Cotoneaster perennials together with a neatly trimmed box hedge. Additional lawned gardens to the side which tie in with the gardens to the front. Large block paved drive provides off street parking for up to five cars. Garage to the side offers secure off street parking for two cars and is accessed via a Hormann remote control retractable door.

Rear Exterior



Beautifully presented south facing gardens to the rear offering a wonderful spacer for entertaining, families and Alfresco dining and feature manicured lawns, raised planters and a large patio seating area offering low maintenance gardening. Single gate to the side provides access from the front garden to the rear.

Garage 15'10" x 16'1"

Wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed windows and door to rear providing access into rear gardens.

Views Over Farmland



Council Tax Band

The Council Tax Band is Band F.

Tenure Freehold

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

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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

Opening Times

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

Ombudsman

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MAIN ROOMS AND DIMENSIONS

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		
	74	78
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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Floor 0

Approximate total area⁽¹⁾

125.3 m²

Reduced headroom

0.3 m²

(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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