

North Drive, Cleadon, Sunderland, SR6

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Offers In The Region Of £415,000

New to the market with no onward chain, a stunning five-bedroom house in the sought-after village of Cleadon, offering beautifully considered accommodation, characterful features and generous living space, complemented by an impressive south-facing rear garden.

Set back from the road, the property is approached via a large block-paved driveway providing parking for multiple cars, alongside an attractive front garden. The welcoming entrance hallway features a commissioned Art Nouveau-style stained-glass window, while glass-panelled oak doors run throughout the ground floor, creating a consistent and elegant finish.

The ground floor offers two reception rooms, including a comfortable living room with an electric fire and a spacious living/dining room featuring herringbone LVT flooring, wood-panelled walls and direct access to the rear garden. The generously sized kitchen enjoys garden views and benefits from granite work surfaces, a pantry area, integrated double oven, fridge-freezer and gas hob. A downstairs WC and separate office, which could also serve as an additional bedroom, provide further flexibility.

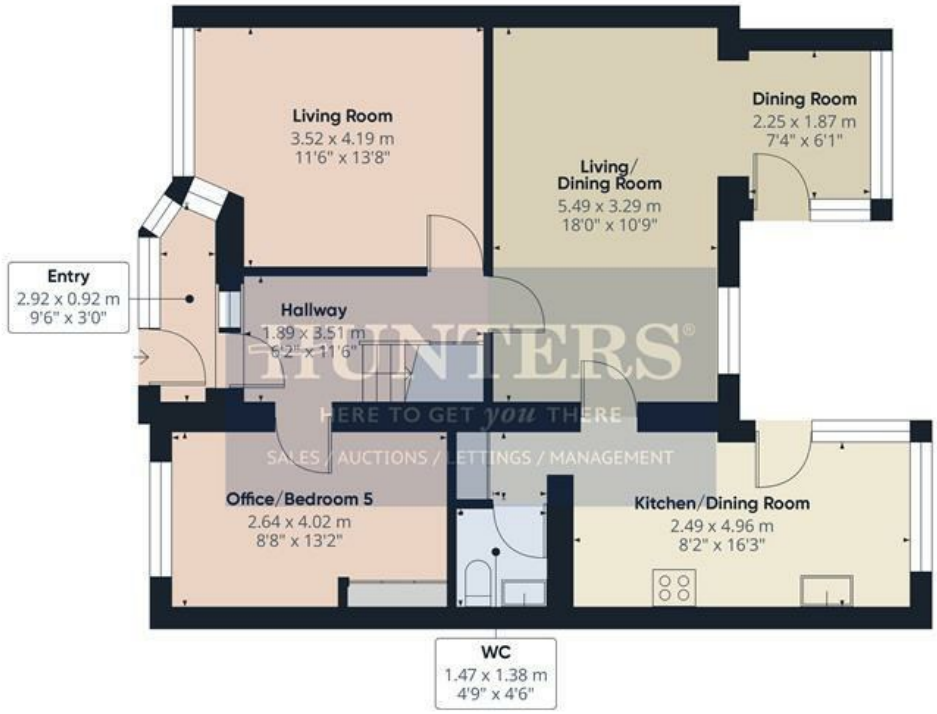
Upstairs, there are four bedrooms, comprising three doubles and a single, with fitted wardrobes to the master bedroom. Two bathrooms, one with a bath and the other with a walk-in shower, are complemented by a separate WC.

The substantial south-facing rear garden is a particular highlight, featuring a large lawn, established fruit trees, paved seating areas and mature planting. Offering a sunny aspect, generous outdoor space and a good degree of privacy, it provides an attractive setting for relaxing and entertaining.

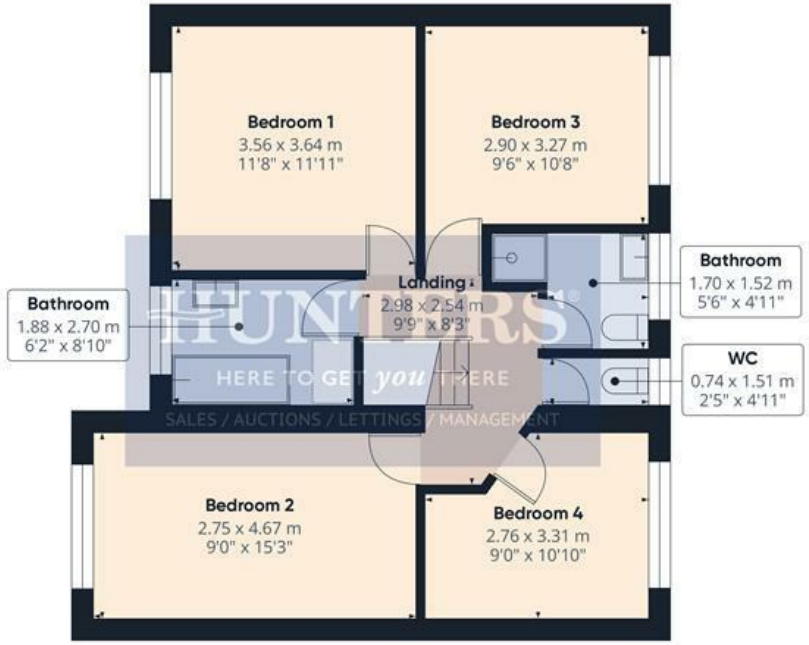
Cleadon is a highly regarded village with local shops, cafés and well-regarded schools, while nearby Cleadon Hills and coastal walks towards Seaburn and Roker offer opportunities to enjoy the outdoors.

A distinctive home with character, thoughtful design and plenty to appreciate. Early viewing is highly recommended.

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Floor 0



Floor 1

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Approximate total area(1)

134 m²

1441 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Entry
9'6" x 3'0"

Hallway
6'2" x 11'6"

Living Room
11'6" x 13'8"

Living/Dining Room
18'0" x 10'9"

Dining Room
7'4" x 6'1"

Kitchen/Dining Room
8'2" x 16'3"

WC
4'9" x 4'6"

Office/Bedroom 5
8'7" x 13'2"

Landing
9'9" x 8'3"

Bedroom 1
11'8" x 11'11"

Bedroom 2
9'0" x 15'3"

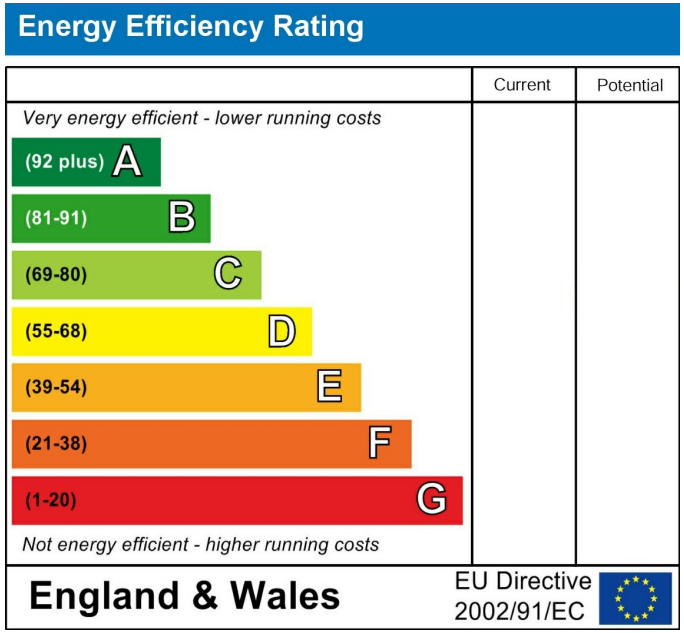
Bedroom 3
9'6" x 10'5"

Bedroom 4
9'0" x 10'10"

Bathroom
6'2" x 8'10"

Bathroom
5'6" x 4'11"

WC
2'5" x 4'11"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.












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