
Lawn Drive, West Boldon, East Boldon, NE36
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Lawn Drive, West Boldon, East Boldon, NE36

Offers In The Region Of £525,000

New to the market is this impressive semi-detached home on Lawn Drive in the sought-after area of East Boldon. Occupying a generous corner plot, the property offers spacious accommodation across three floors, combining character features with contemporary finishes. Externally, there is a large, private garden, electric gates and an extensive block-paved driveway providing parking for multiple vehicles. The property is conveniently located close to local schools, green spaces and transport links, with the A19 easily accessible for commuting.

The grand entrance vestibule features attractive wood-panelled walls, complemented by oak doors throughout. The spacious living room benefits from large dual-aspect windows overlooking the garden, maple flooring and a contemporary gas stove set within an attractive feature surround. The separate dining room provides further generous living space, with dual-aspect windows and a striking full-height oak fireplace.

The large, contemporary wraparound kitchen offers ample cupboard and worktop space, with an integrated dishwasher, washing machine, oven and microwave, alongside an electric hob. Porcelain tiled flooring, a modern vertical radiator and kick-space heater complete the space. A spacious sunroom provides additional living accommodation with direct access to the garden, while a ground-floor WC adds convenience.

To the first floor are two double bedrooms and a modern, fully tiled family bathroom. The second floor is dedicated to the master bedroom, featuring fitted wardrobes, a separate dressing area and multiple windows, alongside a contemporary en-suite with a walk-in shower.

The substantial, secluded garden offers excellent privacy, with high-quality artificial lawn, established trees including fruit trees, and an attractive koi pond. Further benefits include two detached garages, one of which incorporates a separate outdoor office with underfloor heating, ideal for home working.

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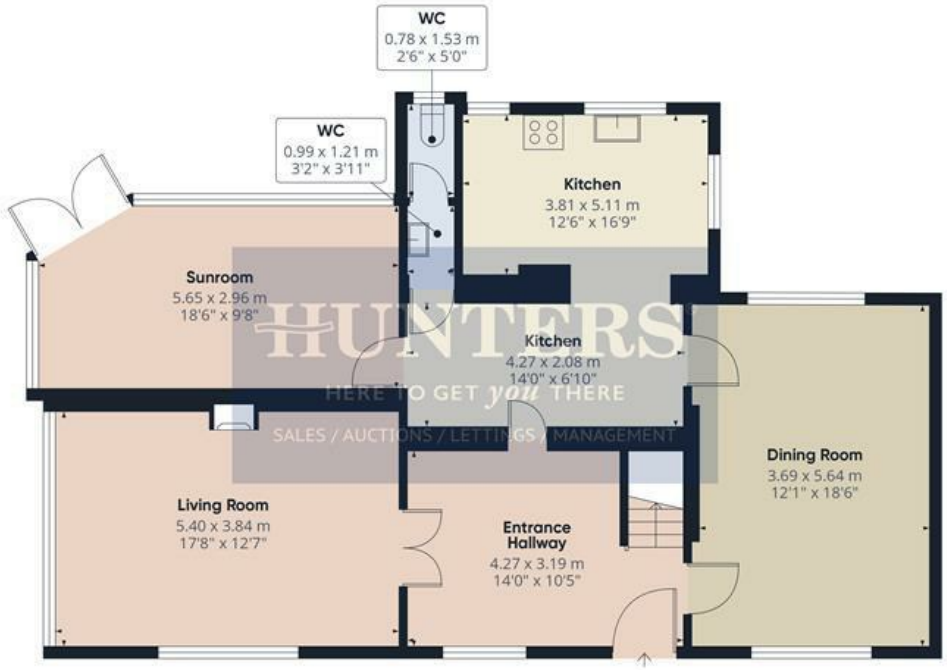

Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3

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Approximate total area(1)

207 m²

2228 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 1.5 m/5 ft

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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Entrance Hallway
14'0" x 10'5"

Living Room
17'8" x 12'7"

Dining Room
12'1" x 18'6"

Kitchen
14'0" x 6'9"

Kitchen
12'5" x 16'9"

WC
3'2" x 3'11"

WC
2'6" x 5'0"

Sunroom
18'6" x 9'8"

Landing
15'7" x 6'2"

Bedroom 2
13'10" x 10'5"

Bedroom 3
12'1" x 11'8"

Bathroom
7'7" x 6'7"

Dressing Room
12'2" x 5'8"

Bedroom 1
12'10" x 9'4"

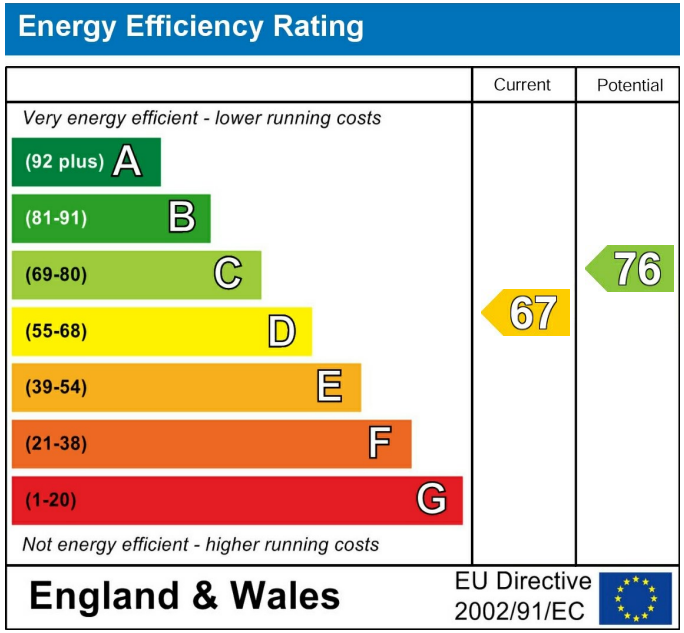
En-Suite
8'10" x 6'3"

Garage
14'11" x 9'6"

Office
7'3" x 9'8"

Garage
20'11" x 9'8"

Storage
9'6" x 7'7"



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