

Available with immediate vacant possession and no upward chain, we welcome to the market a well proportioned four bedroom detached residence sitting within a mature garden plot measuring approximately 0.5 of an acre and offers an exciting opportunity for those discerning space hungry families searching for home of true distinction offering huge potential. Commanding a highly regarded position on West Meadows Road within the picturesque village of Cleadon and walking distance to the village centre with its many shops, cafes, restaurants and bars together with the well renowned Cleadon Village Academy, the property internally offers accommodation briefly comprising reception hall/dining room, living room, sitting room, kitchen, utility, workshop/office, four double sized first floor bedrooms (the principal bedroom boasting en-suite bathroom) and separate bathroom. Externally, the property sits behind established high level beech hedging offering a good degree of privacy with a driveway providing access to a double garage together with stunning mature gardens to front, side and rear, well stocked with an abundance of plants trees and shrubs, in addition to extensive lawns, various patio seating areas and a vegetable patch along with established hawthorn hedge at the rear boundary which enjoy an open aspect across farmland. Viewing of this stunning home is highly recommended!

# MAIN ROOMS AND DIMENSIONS

## A Few Words from our Clients:

"My family, as seller, have accumulated sixty plus years of extended custodianship during which the thresholds and we, have welcomed six generations of our wider family, countless friends, neighbours and acquaintances throughout the decades. The fabric and furnishings harbour not only our fading memories of those sixty plus years but also the ingrained patina of family love, bonhomie, merriment and friendship. We invite you to be the next chapter along with our wish that those whom follow us, enjoy what they have and make it their own. Good times surely, must await."

## Ground Floor

Timber door to

## Entrance Porch

Canadian Maple flooring, UPVC triple glazed windows, bevelled edge cut glazed door to hall.

## Reception Hall/Dining Room



Canadian Maple flooring and Dutch mahogany wall panelling, plaster coved cornicing to ceiling, double radiator x2, fitted cloaks cupboard, UPVC double glazed floor to

ceiling window with single door leading through to rear gardens, wall lights, staircase.

## Living Room 28'10" x 16'0"



UPVC double glazed window to front elevation with double radiator, UPVC double glazed floor to ceiling window to rear together with single door overlooking magnificent rear gardens and open fields beyond, feature media wall, Teak veneer panelling, feature fireplace with Westmoorland slate hearth, pelmet with ambient lighting, UPVC double glazed window to side elevation and double radiator.

## Sitting Room 14'3" x 10'11"



UPVC double glazed window to front elevation, double radiator, fireplace.

## Kitchen 12'1" x 14'9"



Base and eye level units with working surfaces incorporating a stainless steel sink unit with pedestal mixer tap, UPVC double glazed windows to rear elevation overlooking gardens, radiator, wood effect laminate flooring, space for gas cooker and refrigerator, tiled splashbacks, dining area, extractor.

## Utility 12'2" x 6'11"



Base and eye level units with working surfaces, Belfast sink, UPVC double glazed window overlooking rear gardens, space and plumbing for automatic washing machine, space and plumbing for dishwasher, part tiled walls, wood effect laminate flooring, single radiator, single door to workshop/office space.

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## Workshop/Office 12'8" x 11'7"



Single door to rear elevation, vinyl flooring, wall and floor units, UPVC double glazed window to rear elevation, single radiator, interconnecting door to garage.

## Ground Floor WC



WC and washbasin, UPVC double glazed window and heated towel rail.

## First Floor Landing



UPVC double glazed picture window overlooking gardens to the rear, large walk in closet with shelving.

## Bedroom 1 (rear) 12'0" x 17'1"



Selection of fitted wardrobes and drawers, UPVC double glazed window to rear overlooking the gardens and fields beyond, double radiator.

## En-Suite Bathroom 7'10" x 12'6"



Low level WC, bidet, washbasin vanity unit with cupboards under, electric shaver point, mirror fronted medicine cabinet, pelmet lighting, bath with overhead shower - coloured suite with UPVC double glazed window to rear elevation, LED downlights, double radiator.

## Bedroom 2 (rear) 12'1" x 15'11"



Built in wardrobes with dressing table, UPVC double glazed window to rear elevation overlooking gardens and fields beyond, double radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 (front) 15'11" x 11'8"



UPVC double glazed window to front elevation, low level double convector radiator, built in wardrobes with hanging rails and fitted shelving, built in desk with fitted shelving, access point to loft with lighting.

## Bedroom 4 (front) 15'8" x 14'9"



UPVC double glazed window to front elevation, dressing table, fitted mirror, fitted shelving, low level double convector radiator, large built in closet with hanging rails and fitted shelving together with additional cupboard space with fitted shelving.

## Bathroom



Low level WC, pedestal washbasin, panel bath, shower cubicle with glass door and fully tiled walls - attractive white suite with part tiled walls, UPVC double glazed window, heated towel rail, built in cupboards with fitted shelving, electric shaver point, fitted mirror, vinyl flooring.

## Rear Exterior



The property sits behind established high level beech hedging offering a good degree of privacy with a driveway providing access to a double garage together with stunning mature gardens to the front, side and rear, well stocked with an abundance of plants trees and shrubs, in addition to extensive lawns, various patio seating areas and a vegetable patch along with established hawthorn hedge, at the rear boundary which enjoy an open aspect across farmland.

## Front Exterior



## Aerial Photos



## Garage 20'0" x 16'5"

Up and over access door.

## Council Tax Band

The Council Tax Band is Band G.

## 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

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other

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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

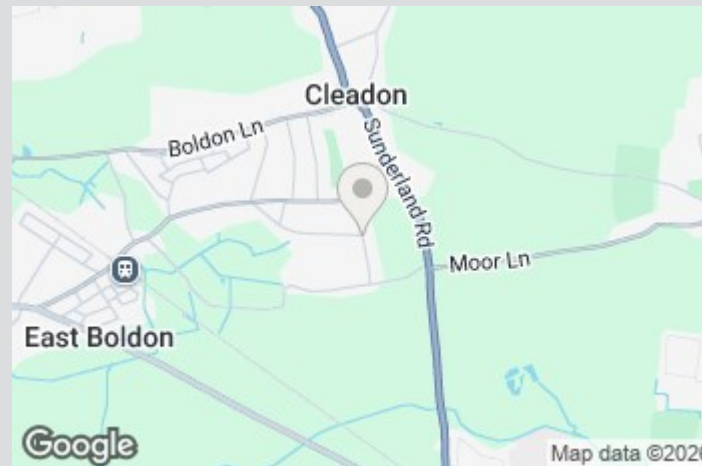
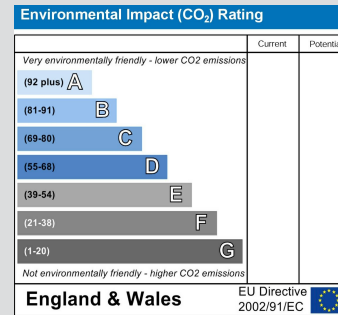
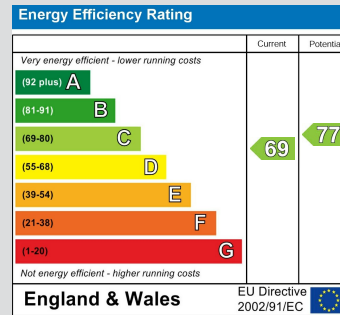
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

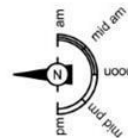


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Ground Floor  
 Approximate Floor Area  
 (166.60 sq.m)



First Floor  
 Approximate Floor Area  
 (114.50 sq.m)

The Lennels  
 11 West Meadows Road