









A beautifully presented and impeccably maintained six bedroom three-storey home, ideally positioned on the edge of the sought-after villages of East Boldon and Cleadon along the ever fashionable Whitburn Road on the edge of Sandpiper View this is a highly regarded modern development comprising executive homes.

Offering an expansive and highly versatile layout across three floors, the property provides up to six bedrooms and three bathrooms. Two of the single bedrooms are currently utilised as home offices, making this an excellent choice for larger families or those who regularly work from home.

The property enjoys a delightful semi-rural setting, overlooking the nearby nature reserve and surrounding fields, and falls within the catchment area for several highly regarded schools. East Boldon Metro Station is just a two-minute walk from the property, providing convenient access to both Newcastle upon Tyne and Sunderland city centres, making it ideal for commuters.

Immaculately presented throughout, the home requires no additional investment. Generous room proportions, low-maintenance gardens, and tasteful neutral décor finished to a high standard combine to create a property ready to move straight into.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Reception Hall



Storage cupboard, stairs to first floor and radiator.

### Lounge 10'5" x 16'6"



2x double glazed windows to front and radiator.

### Open Plan Kitchen & Dining Room 17'8" x 13'11"



Range of modern high gloss wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated double oven, electric hob and extractor, dishwasher, washing machine and fridge freezer. Feature breakfasting island with built in wine fridge. UPVC double glazed Bi-folding doors to rear and radiator.

### Cloakroom/WC



Low level WC with concealed cistern, washbasin and radiator.

### First Floor Landing



Radiator, storage cupboard and stairs to second floor.

### Bedroom 3 10'7" x 13'4"



2x double glazed windows to rear, radiator and built in mirror fronted sliding door wardrobes. Door to en-suite.

### En-Suite Shower Room



Low level WC with concealed cistern, washbasin and walk in shower cubicle, chrome heated towel rail.

### Bedroom 4 10'0" x 13'0"



2x double glazed windows to front, radiator and built in mirror fronted sliding door wardrobes.

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# MAIN ROOMS AND DIMENSIONS

**Bedroom 5/Office 7'6" x 8'6"**



Double glazed window to front and radiator.

**Second Floor Landing**



Access point to loft and radiator.

**En-Suite Shower Room**



Low level WC with concealed cistern, washbasin and walk in shower cubicle.

**Bathroom 6'9" x 9'6"**



Low level WC, washbasin, bath with shower attachment, and walk in shower cubicle, chrome heated towel rail and double glazed window.

**Principal Bedroom 17'11" x 10'10" plus 4'2" x 7'11"**



2x double glazed windows to front, radiator and built in mirror fronted sliding door wardrobes. Door to en-suite.

**Bedroom 2 10'5" x 12'3"**



2x double glazed windows to rear, radiator and built in sliding door wardrobes.

# MAIN ROOMS AND DIMENSIONS

## Bedroom 6/Office 7'1" x 8'4"



Double glazed window and radiator.

## Outside



Garden to the front, whilst to the rear lawned garden with block paved area. Driveway providing off street parking. Detached garage.

## Garage 18'0" x 10'6"



Access via up and over shutter door.

## Council Tax Band

The Council Tax Band is Band E.

## 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.

## Management Fee

We have been advised by our client there is an estate management fee of £109.00 per annum.

## Tenure Freehold

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

## 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

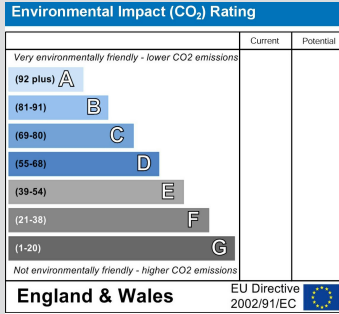
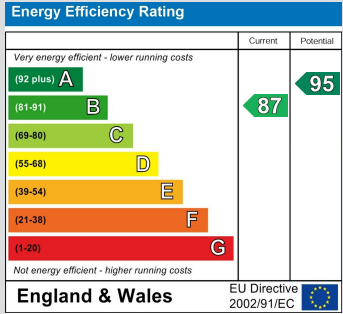
## Ombudsman

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

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# MAIN ROOMS AND DIMENSIONS



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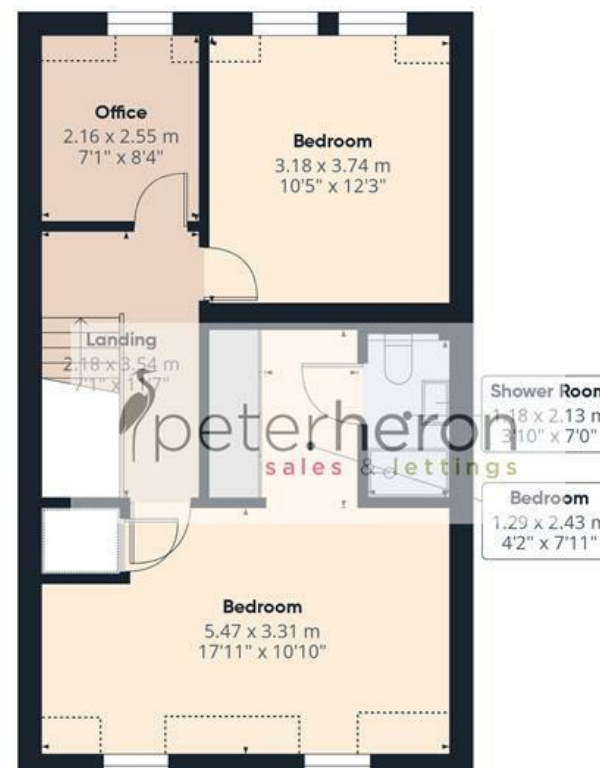
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Ground Floor



First Floor



Second Floor

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

143.9 m<sup>2</sup>

1548 ft<sup>2</sup>

**Reduced headroom**

2.8 m<sup>2</sup>

30 ft<sup>2</sup>

(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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