









This recently extended and beautifully appointed link detached house, occupies a superb position within the highly regarded Cleadon Meadows estate. The stylish interior has been comprehensively upgraded and modernised to provide an exceptional standard of accommodation, accessed via an entrance porch leading through to a reception hall with a staircase to the first floor and a cloakroom/wc. There is a spacious attractive lounge to the front with a large Limestone feature fireplace and to the rear there is a fabulous, open plan kitchen / diner that connects through to a stunning family room with a roof lantern and glazed doors to the patio area. To the first floor there are three bedrooms (the master is large enough to furniture a king size bed and associated bedroom furniture with the two other bedrooms being double size) and a luxury family bathroom/wc, incorporating a shower cubicle. Externally there is lawned garden to the front with a driveway providing off street parking, an attached garage and to the rear a delightful landscaped garden with clover lawn and patio seating area. The property enjoys a most convenient situation, well placed for Cleadon Village centre and is perfect for those who wish to live in a semi rural locality with outstanding amenities and schools close to hand. This location is ideally placed for schools, cafes, restaurants, bars and shops, the property is also well placed for East Boldon Metro station making it ideal for those who wish to commute through to Newcastle Upon Tyne and also is within easy reach of Sunderland's magnificent coastline with award winning Blue Flag beaches. We highly advise arranging a detailed inspection in order to appreciate the exceptional standard of accommodation this home has to offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Porch

Double glazed window to side and inner door to hall.

Reception Hall



Stairs to first floor with storage under and radiator.

Lounge 21'7" x 12'5"



Double glazed windows to front, 2x radiators and feature electric fire. Open plan into family room.

Family Room 8'5" x 16'0"



2x double glazed windows and UPVC door to rear. Lantern roof. Open plan into dining area.

Dining Area



Radiator and archway into kitchen.

Kitchen 8'9" x 19'9"



Range of modern wall and base units with Quartz countertops over incorporating sink and drainer unit with mixer tap. Integrated oven with gas hob and extractor and fridge freezer. Concealed door to garage.

Ground Floor WC



Low level WC and washbasin set into vanity unit, chrome heated towel rail and double glazed window.

First Floor Landing



Double glazed window to side and access point to loft.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

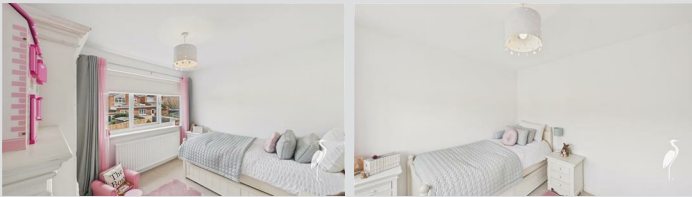
MAIN ROOMS AND DIMENSIONS

Bedroom 1 12'2" x 11'3"



Double glazed window to front and radiator.

Bedroom 2 9'0" x 10'6"



Double glazed window to rear and radiator.

Bedroom 3 7'6" x 7'6"



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin set into vanity unit, bath and walk in waterfall shower, chrome heated towel rail, granite tiles to the walls, LED mirror and double glazed window.

Outside



Lawned garden to the front with driveway providing off street parking leading to attached. Delightful landscaped garden to the rear with clover lawn and patio seating areas.

Garage 17'7" x 10'7"

Space for washer/dryer and currently housing the wall mounted gas boiler.

Council Tax Band

The Council Tax Band is Band D.

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 details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

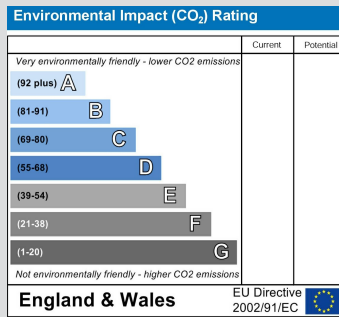
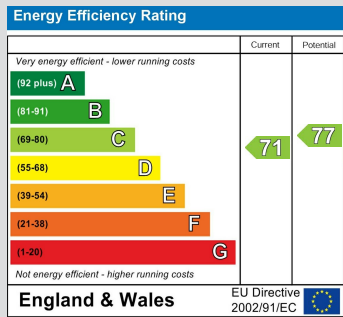
Ombudsman

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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



Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Approximate total area⁽¹⁾

115.8 m²

1246 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

