



West Meadows Drive, Cleadon, Sunderland, SR6

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West Meadows Drive, Cleadon, Sunderland, SR6

Offers In The Region Of £280,000

* 2 BEDROOM * BUNGALOW * NO ONWARD CHAIN * FREEHOLD * DOUBLE DRIVEWAY * GARAGE * GARDEN * CONCEALED STAIRCASE * KOI POND * CLEADON *

For sale: a two-bedroom semi-detached bungalow situated within a quiet cul-de-sac in the sought-after village of Cleadon, Sunderland.

To the front, a well-maintained garden and private block-paved driveway provide parking for multiple vehicles and lead to a large detached garage, which also offers useful workshop space to the rear. Inside, a wide entrance hallway with built-in storage provides access to the accommodation.

The open-plan living room features a fireplace and large windows overlooking the front garden. The spacious kitchen/diner offers ample storage, with the dining area opening into a pleasant sunroom providing direct access to the rear garden.

The main bedroom is a generous double with full-height mirrored wardrobes and additional built-in storage, while the second double bedroom also benefits from built-in wardrobes. The bathroom includes tiled walls, a bath, separate walk-in shower and built-in storage.

A concealed staircase within the hallway provides access to two sizeable loft rooms, offering extensive additional storage or useful hobby space.

To the rear, the garden includes lawned areas, a greenhouse and an open-air koi pond enclosure, providing a pleasant outdoor space with plenty of scope for individual use.

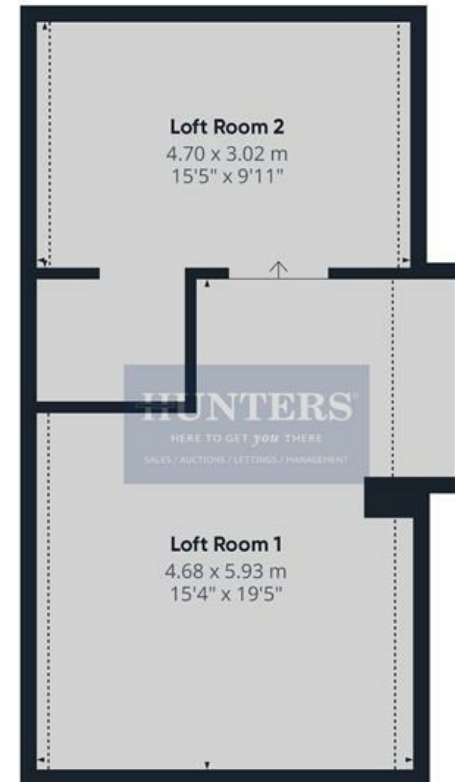
Cleadon offers a range of local amenities including village shops, cafés and green spaces, with Cleadon Hills and the nearby coastal walks at Seaburn and Roker also within easy reach. The property is well placed for road links towards Sunderland, Newcastle and South Shields, while East Boldon and Seaburn Metro stations provide connections towards Sunderland and Newcastle.

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

167.3 m²

1801 ft²

Reduced headroom

4.2 m²

45 ft²

(1) Excluding balconies and terraces

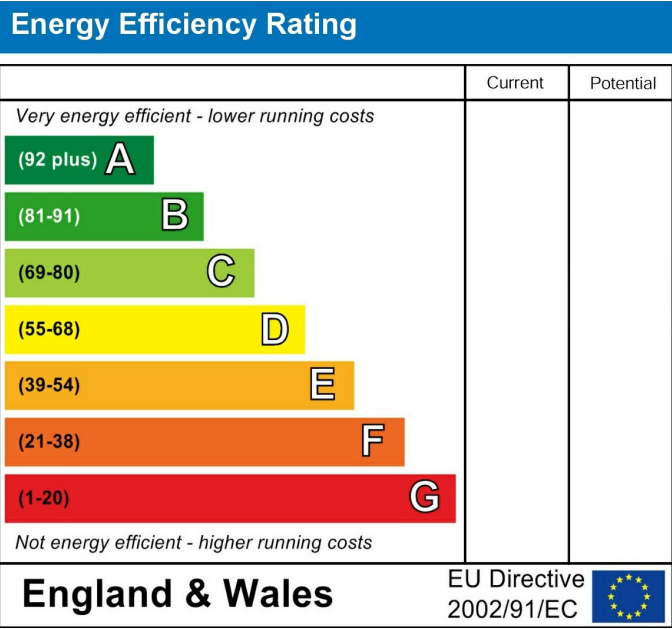
Reduced headroom

..... 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.

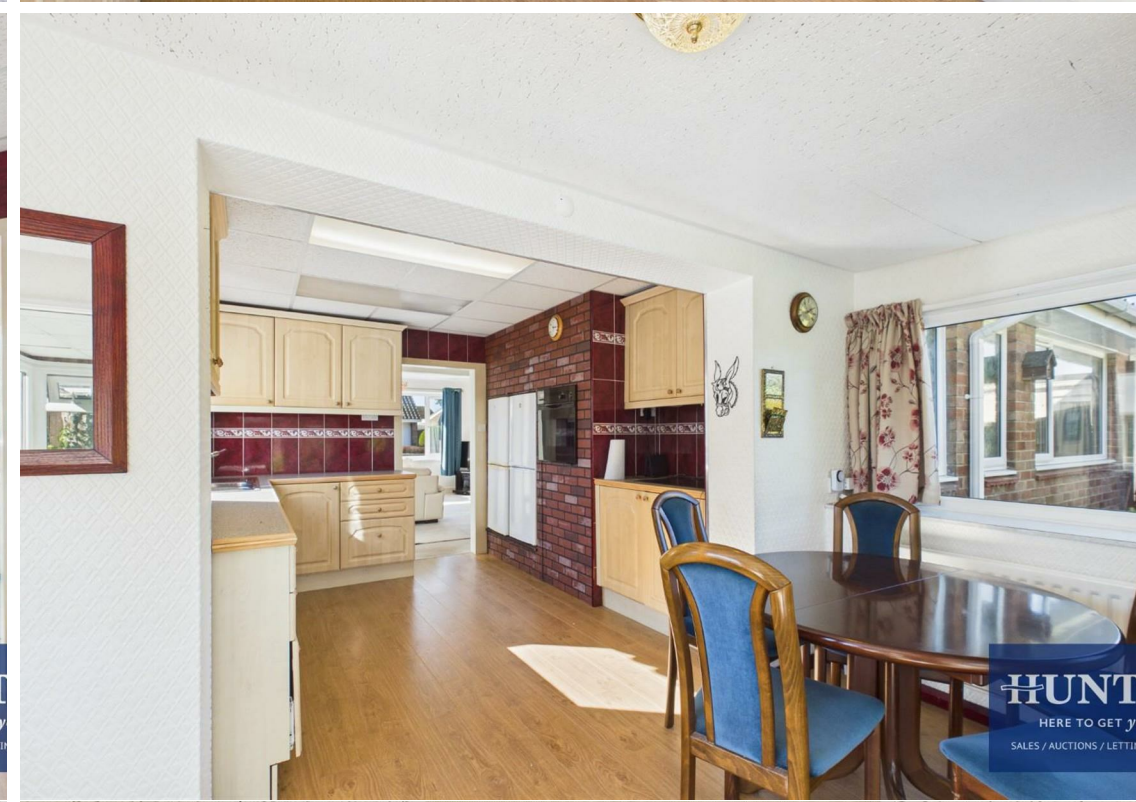
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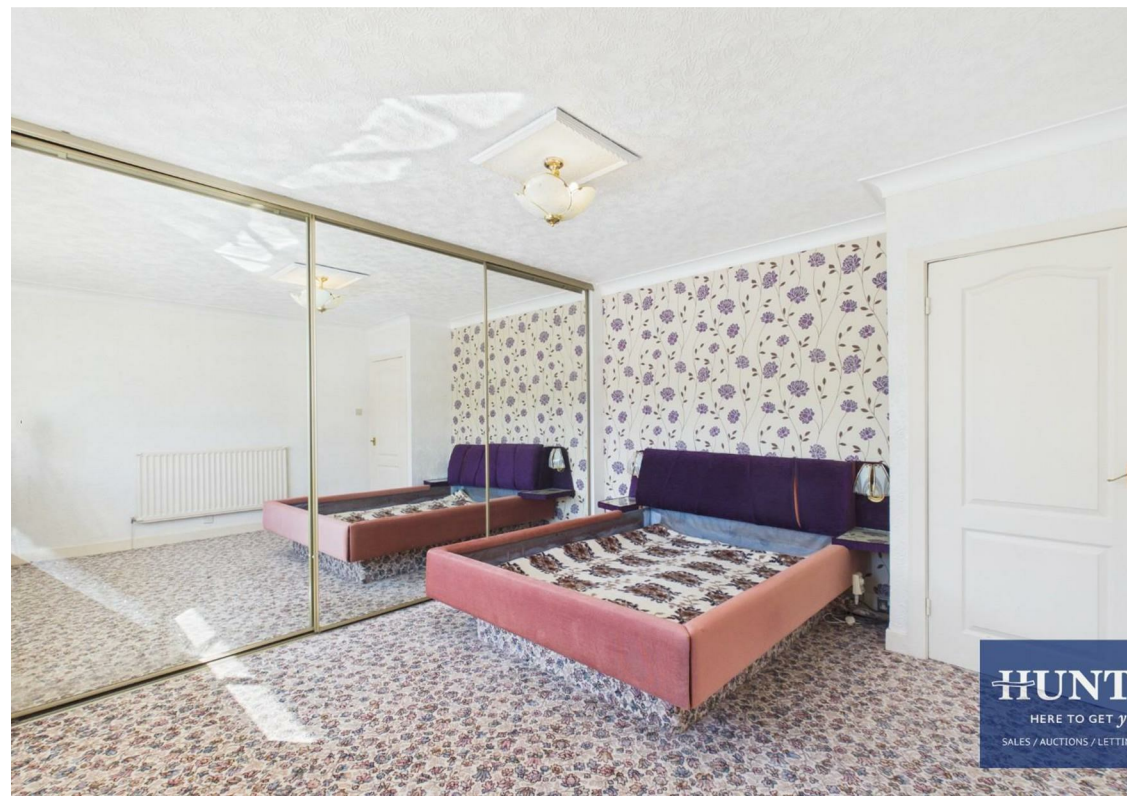
- Entry**
4'10" x 3'5"
- Hallway**
4'9" x 15'6"
- Living Room**
12'4" x 15'9"
- Bedroom 1**
14'2" x 11'1"
- Bedroom 2**
13'10" x 9'8"
- Bathroom**
7'1" x 8'4"
- Kitchen/Dining Room**
17'6" x 8'3"
- Sunroom**
7'9" x 14'5"
- Loft Room 1**
15'4" x 19'5"
- Loft Room 2**
15'5" x 9'10"
- Garage**
30'4" x 11'5"



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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