









Occupying an enviable position set back from Sunderland Road in the well established Village of Cleadon; this delightful detached dormer bungalow which sits within a large garden plot offers an excellent opportunity to those discerning families who require bedrooms and bathrooms on the ground floor but who require further accommodation at first floor level. Arranged over two floors, the property to the ground floor features an entrance porch with large reception hallway, principal lounge, dining room, sitting room, kitchen with utility, sun lounge, study, bathroom and ground floor WC whilst at first floor level there are a further two double size bedrooms with fitted suites. Features of note include gas central heating, velux windows to the master bedrooms which open out forming a balcony overlooking the rear gardens and additional space above the garage which can be converted into extra bedrooms (subject to the appropriate planning approval). To the exterior; double automated gates allow access onto a large drive with a turning point and parking for numerous cars and this leads to a wider than average garage located at the side of the dwelling. Beautifully presented well established gardens are located to the front and these are further complimented by spacious landscaped gardens to the rear which back onto farmland and feature manicured lawns, established borders, patio seating areas, an impressive summer house with central heating lights and sockets, a second garden shed and greenhouse. Cleadon Village is arguably one of the prettiest locations within Wearside and South Tyneside and offers excellent amenities with superb restaurants, cafes and shops close to hand and highly reputable schools supplemented by additional facilities in South Shields and Sunderland. Cleadon is conveniently placed for access to the Tyne and Wear Metro and regional road network and is ideal for commuting into the Wearside and Tyneside conurbation.

MAIN ROOMS AND DIMENSIONS

Entrance

Double Oak doors to Entrance portico.

Entrance Portico

Bevelled edge glazed door to Reception Hall.

Reception Hall.

Delft rack, radiator concealed behind radiator cover, under stairs cloaks cupboard.

Principal Lounge 13'5" x 22'5" Into Bay window



Bay window to front elevation, second window to side elevation, feature fireplace with marble tiled insert and hearth, living flame insert. Arched feature to alcove, stripped and polished floorboards, cove cornicing to ceiling.

Dining Room 15'0" x 14'5" Max into bay



Bay window to side elevation, window to front elevation, stripped and polished floorboards, arched features and cupboards to alcoves, fireplace, beams to ceiling and cove cornicing to ceiling.

Kitchen 8'4" x 15'10"



Hand crafted with a range of solid beech base and eye level units, beach working surfaces with ceramic 1½ bowl sink with pedestal mixer tap, electric hob with overhead extractor

hood, fitted mantle, built under electric oven, housing for integrated microwave, larger cupboard with fitted drawers, wine rack, plate rack, stripped and polished floor boards, window to side elevation, flush halogen lights to ceiling, arch through to utility.

Utility 6'10" x 10'7"

Floor cupboards with Belfast sink and pedestal mixer tap, plumbing for automatic washing machine, tiled working surfaces, beech working surfaces, flush halogen lights to ceiling, stripped and polished floorboards, built in cupboard housing free standing gas boiler serving hot water and heating system.

Side Porch/Boot Room

Georgian designed door to front elevation, tiled floor, space for fridge freezer.

Ground Floor WC

White suite with UPVC lined walls to dado level, window to rear elevation.

Garden Room 11'9" x 13'10"



Windows to rear and side elevations, Cottage door leading out into rear gardens, stripped and polished floorboards.

Study 5'8" x 7'8"

Fitted shelving, stripped and polished floorboards.

Bedroom 1 (Rear facing) 11'10" x 18'11"

Stripped and polished floorboards, windows to rear elevation, fitted wardrobes and overhead cupboards.

Bedroom 2 (Front facing) 11'10" x 13'0"

Fitted wardrobes, fitted glass shelving, stripped and polished floorboards, cove cornicing to ceiling and bay window.

Bathroom 9'10" x 8'3"

Low level WC, bidet, wash basin with vanity unit with cupboards under, cupboards to side, fitted drawers, fitted mirror and down lighting, free standing corner shower

cubicle with fully tiled walls, corner bath with shower mixer tap - white suite with lined oak walls to dado level, tiled walls, UPVC lined ceiling, tiled floor, window to rear elevation, electric shaving point.

First Floor**Landing**

With stripped and polished floors, door with access point into roof space above garage ideal for future developments subject to the appropriate planning approval. Built in cupboard and walk in wardrobe.

Bedroom 3 (Rear facing) 12'10" x 17'6" Into eaves

Fitted drawers and wardrobes to eaves, stripped and polished floorboards, impressive velux windows which open out as a balcony with side railings overlooking rear gardens. Halogen lights to ceiling and En-suite.

En-Suite

Low level WC, wash basin vanity unit, shower cubicle, sauna - attractive suite with stripped and polished floorboards, velux window.

Bedroom 4 11'10" x 12'10"

Windows to side elevation, stripped and polished floor boards, eaves storage cupboards and En-suite.

En-Suite

Low level WC, wash basin, fitted cupboards, polished floor boards and velux window.

Outside

Remote control electric wrought iron gates provide access into the plot via a selection of mature trees to the front and side perimeters of the plot. A long drive offers parking for numerous cars and comprises of a turning point for egress and exiting. Remote control doors provide access to an extra wide garage and mature gardens to the front are well established with a range of shrubs and trees and beautifully planned rockery together with a manicured lawn. To the side of the driveway there is a large planting area with mature hedges and wrought iron gates to side providing access through to magnificent rear gardens featuring extensive lawns, established borders, a potting shed and summer house. In addition there is a green house and the property sits adjacent to the farmers fields to the rear which is indeed a greenbelt area.

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verification is recommended.

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Tenure

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Sea Road Viewings

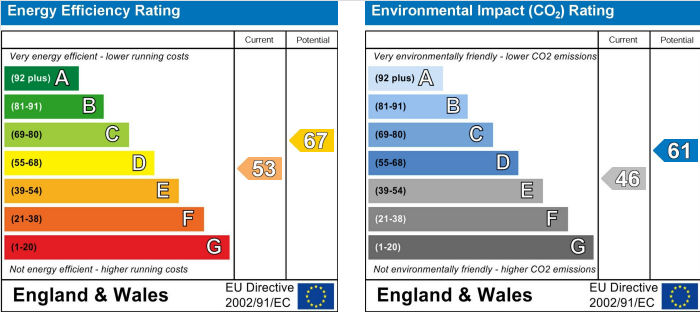
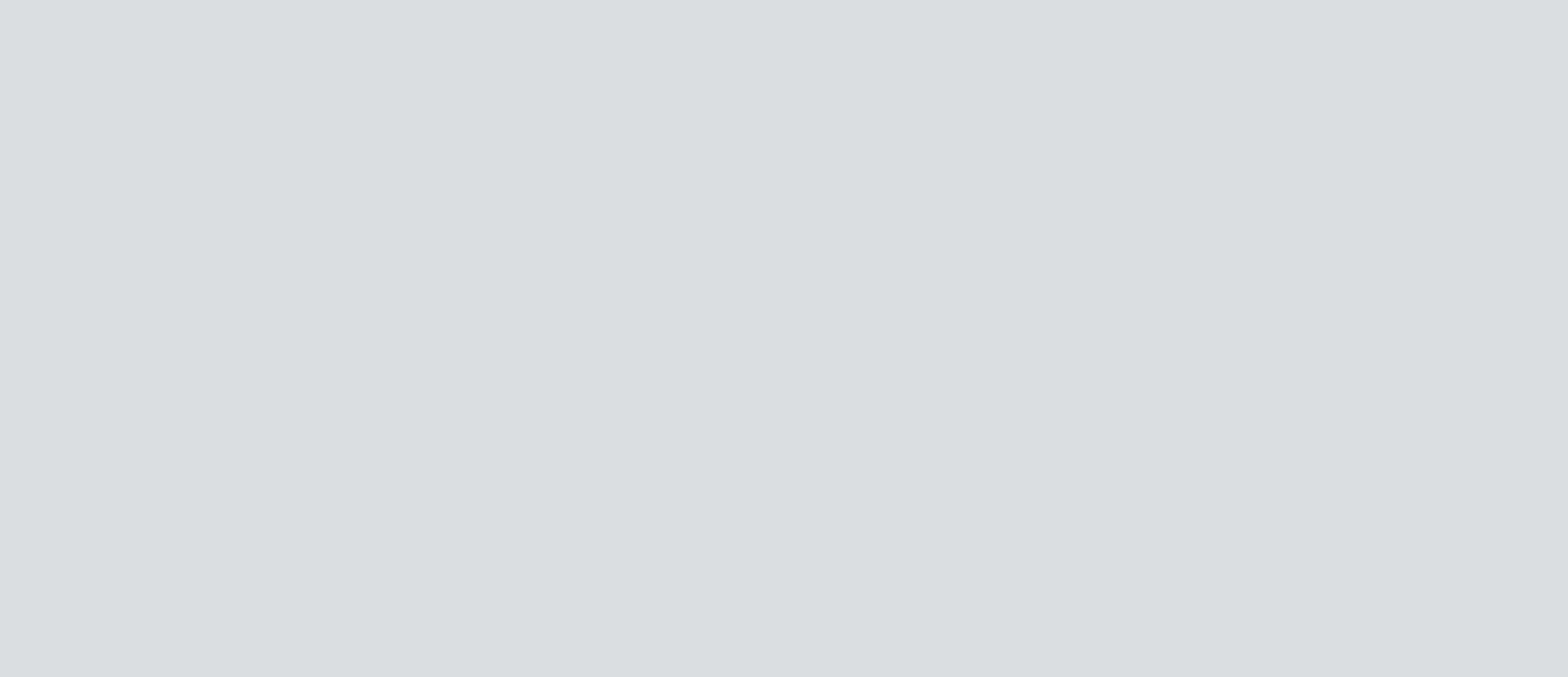
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

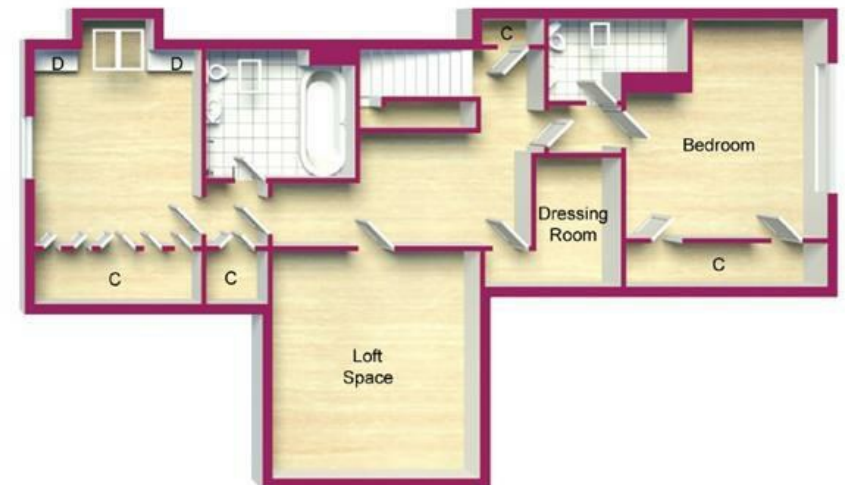
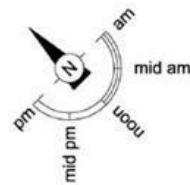
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Ground Floor
Approximate Floor Area
(162.72 sq.m)



First Floor
Approximate Floor Area
(57.28 sq.m)

19 Sunderland Road