









This handsome and imposing five bedroom brick double fronted detached residence, constructed in 1987 by Norman, occupies a well presented south west facing plot with generous gardens to the side and rear and offers discerning families the perfect opportunity of acquiring a well proportioned home, walking distance from excellent amenities within the highly sought after Village of Cleodon.

Sitting within this executive residential development, featuring attractively designed detached houses and bungalows, the host property has been a wonderful and happy home for our clients, who have owned the property from new, for 34 years. Having raised their four sons, who have since flown the nest, our clients now feel it is the right time to offer their home to another family for another contented generation.

The property has been continuously improved over the years and now provides an impressive standard of accommodation, including a stunning 34ft open plan kitchen, dining and family room with bi-folding doors providing a lovely indoor / outdoor flow to the gardens, whilst there are high quality finishes throughout including an impressive Panasonic Nanoe X Air Purifying Heating & Cooling Air conditioning System to the ground floor,

The property is accessed via an entrance porch, leading through to an attractive reception hall with cloakroom/wc and striking staircase to the first floor. There is an 18ft lounge, an exceptional open plan kitchen, dining and family room, together with a third reception room which could offer flexible uses such as a Home Office, Snug or Games Room. Completing the ground floor, is a useful utility which also provides internal access to the garage. The spacious first floor landing leads off to a master bedroom with dressing area and en-suite bathroom/wc. There are four further, well proportioned bedrooms and a contemporary family bathroom/wc, incorporating a feature shower enclosure with sauna and steam functions.

MAIN ROOMS AND DIMENSIONS

Exterior & Location

Externally, a driveway provides off street parking for numerous cars which in turn, leads to a double width garage with upgraded electrics allowing for a 32 AMP car charging point and twin remote control doors.

A side garden with high level evergreen perimeter hedging leads through to generous South West facing rear gardens with extensive lawns, also screened by hedging and mature borders, whilst various patio seating areas, accessed directly from the family room, offer a wonderful space, perfect for entertaining and al fresco dining.

Cleadon Village is a highly regarded residential location, well known for its semi-rural conservation area qualities and outstanding amenities including excellent schooling facilities, boutique shops, cafés, bistros and restaurants, together with village pubs and a soon to be opened Micro Brewery Pub. Located close to Whitburn Village and East Boldon, the property is within walking distance of the Coast, boasting award-winning blue flag beaches and is particularly convenient for East Boldon Metro Station, making this position ideal for those who prefer the quiet village lifestyle, but with Sunderland, South Shields, Newcastle and Durham City within easy commuting distance.

Properties very rarely become available on this development, and when they do; they are always in high demand; therefore, immediate Internal inspection is unreservedly recommended to avoid disappointment.

Ground Floor

Access via timber entrance door to

Entrance Porch

Double glazed windows and inner part glazed door leading through to

Reception Hall



Staircase leading up to the first floor and Amtico flooring.

Cloakroom/WC



Low level WC and pedestal washbasin, Amtico flooring and chrome ladder style central heating radiator.

Lounge 18'7" x 12'2" into alcove



This superb room has a double glazed window to front, Heat Pump Air Conditioner and access through to Open Plan Family/Dining Room & Kitchen



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MAIN ROOMS AND DIMENSIONS

Dining Room 12'0" x 9'4"

The formal dining room has Amtico flooring and glazed doors leading through to

Open Plan Family/Dining Room & Kitchen 34'3" x 11'11" plus 9'3" x 12'11"



This stunning open plan space incorporates kitchen, dining and family area. Amtico flooring, double glazed windows to side and rear, feature tall radiator, bi-folding doors leading out to the rear patio area and a glass roof lantern provides additional natural light into this space.



Kitchen Area



Fitted with an excellent range of high quality solid oak wall and base units with granite work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for range style cooker, integrated fridge and dishwasher, Amtico flooring, double glazed windows to side.

MAIN ROOMS AND DIMENSIONS



Utility 6'5" x 5'10"

Fitted work surface, plumbing for washing machine, space for tumble dryer, radiator and door connecting through into garage.

First Floor Landing

Spacious landing with central heating radiator.

Master Bedroom 12'4" x 12'2"



Double glazed windows to side and rear, radiator and archway through to



Dressing Area 9'5" x 4'3"

En-Suite Bathroom



Contemporary suite comprising of a low level WC, pedestal washbasin and bath with shower attachment, chrome ladder style radiator, attractive part tiled walls Karndean flooring and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'1" x 12'1"



Double glazed windows to side and rear, radiator and step in shower cubicle.

Bedroom 3 12'5" x 12'5"



Double glazed window to rear and radiator.

Bedroom 4 9'6" x 12'3" maximum



Double glazed window to side and radiator.

Bedroom 5 9'6" x 8'10"



Double glazed window to front and radiator.

Family Bathroom



Luxury bathroom suite comprising low level WC, washbasin, Spa style bath and step in shower enclosure with Sauna and Steam functions, double glazed window, Karndean flooring and part tiled walls.

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MAIN ROOMS AND DIMENSIONS

Outside



To the front of the property there is a generous driveway providing ample off street parking, a garden area to the side of the property and spacious gardens to the rear laid mainly to lawn with a patio area and established planted borders with high level hedging.



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MAIN ROOMS AND DIMENSIONS



Garage 16'8" x 15'8" extending to 17'4"

Double width garage with twin remote control access doors and there is an internal door leading into the utility.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band F and the Local Authority is South Tyneside Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

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

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

Sea Road Viewings

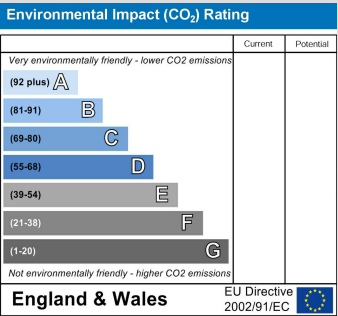
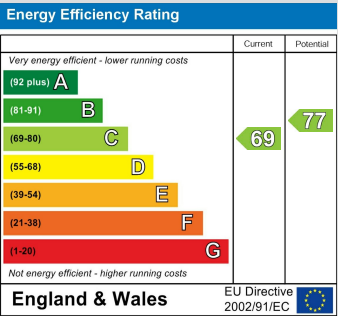
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

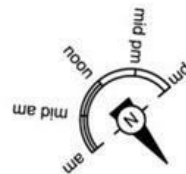
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Ground Floor
Approximate Floor Area
(99.21 sq.m)



First Floor
Approximate Floor Area
(85.13 sq.m)