



M I C H A E L   H O D G S O N

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estate agents & chartered surveyors



## CLEADON LANE, SUNDERLAND

£695,000

This impressive Farmhouse is situated in the heart of Cleadon Village commanding an exceptional and highly regarded location boasting easy access to the village centre and its many shops restaurants and amenities as well as offering excellent transport links to Sunderland, South Shields, Newcastle and beyond. The property has been meticulously improved and modernised by the current owners and boasts many period features and charm whilst having contemporary decor, kitchen with integrated appliances, luxury bathroom suites and briefly comprises of: Entrance Porch, Living Room, Dining Room, Kitchen, Study / Reception Room and to the First Floor, 4 Bedrooms Family Bathroom & En Suite to the Master Bedroom. Externally the property has a lovely lawned front garden side block paved triple width driveway leading to the garage whilst to the rear is a lawn garden and patio area. Viewing of this exceptional property is highly recommended.

Detached House

4 Bedrooms

Living Room

Dining Room

Stunning Property

Bathroom & En Suite

Double Garage

EPC Rating: D



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### Entrance Porch

Radiator, two timber framed double glazed windows, leading to:

### Living Room

15'4" x 21'9"

The living room has a timber framed double glazed window to the front elevation and side elevation, two feature radiators, stairs to the first floor, open beams to the ceiling, gas stove set within a brick fireplace

### Dining Room

13'4" x 16'5"

The dining room has a timber framed double glazed window to the front elevation, feature radiator, gas stove set in a brick fireplace, Indian stone floor

### Kitchen

8'6" x 14'11"

The kitchen has a range of floor and wall units, granite worktops with splashbacks, AGA with two warming plates and ovens, Belfast sink with mixer tap, integrated fridge and freezer, plumbed for washer and dryer, integrated microwave, Indian stone floor

### Study / Reception Room

16'11" max x 8'7" max

Timber framed window to the rear elevation, ornate feature fire

### Rear Passage

Radiator, door to the rear garden, Indian stone floor

### Seperate WC

Low level WC, radiator, wall hung wash basin with tiled splashback, timber framed double glazed window to the rear elevation

### First Floor

#### Landing

### Bedroom 1

17'1" x 15'10"

Front facing, laminate floor, radiator, ornate feature fire, recess spot lighting

### En Suite

Wet room style en suite having wall hung low level WC and wall hung wash hand basin with mixer tap, tiled walls and floor, chrome towel radiator, rainfall style shower head and an additional shower attachment, recessed lighting, extractor.

### Bedroom 2

20'4" x 15'7"

Front facing, two timber framed double glazed window, radiator

### Steam Room

Remote control steam room

### Bedroom 3

10'4" x 9'2"

Rear facing, radiator, timber framed double glazed window, recess spot lighting, laminate flooring.

### Bedroom 4 / Walk in wardrobe

12'2" x 9'3"

This room is fully fitted with a range of hand crafted fitted wardrobes, radiator, timber framed double glazed window to the rear elevation

### Bathroom

Contemporary white suite comprising low level WC, wash hand basin with mixer tap set in vanity unit, radiator, Jacuzzi style bath with mixer tap, chrome towel radiator, inset television, extractor, recess spot lighting, two timber framed double glazed windows to the rear elevation

### Garage

Double garage accessed via an up and over garage door, tiled floor, stairs leading to first floor

The garage has a useful range of floor and wall units, stainless steel sink and drainer, plumbed for a washer and dryer.

### First Floor Garage Space

T-fall roof in part, two velux style windows, recess spot lighting, exposed wood floor

### External

Externally the property has a lovely lawned front garden side block paved triple width driveway leading to the garage whilst to the rear is a lawn garden and patio area.

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