



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## CLEADON LANE, SUNDERLAND

Guide Price £950,000

We are delighted to bring to the market this magnificent 5 bed Victorian Mansion House forming part of Undercliff Hall which is set within the highly regarded and much sought after Village of Cleadon, offering many well respected shops, schools and amenities, as well as boasting superb transport links to the region's towns and cities. The property itself boasts many period features and charm and will not fail to impress all who view.

Internally the generous living space briefly comprises of: Entrance Vestibule, Inner Hall, Reception Hall / Dining / Sitting Room, Living Room, Kitchen and to the First Floor 5 Bedrooms and 2 Bathrooms. Externally the property is accessed via shared driveway from Cleadon Lane which leads to Undercliffe. To the front elevation is a gravelled courtyard driveway providing ample car standage whilst to the rear of the property is an extensive mature garden stocked with an abundance of plants, trees and shrubs and a generous lawn. There is the added benefit of gravelled patio area to the rear of the house with steps leading down to the formal lawns that provide access to the second paved patio that has an in built BBQ area and detached wooden summer house. Viewing of this stunning home is unreservedly recommended to fully appreciate the space, home and location on offer.

House

5 Bedrooms

Living Room

Stunning Property

Extensive Gardens

Exclusive Development

2 x Bathrooms

EPC Rating: E



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## Entrance Vestibule

The property is accessed via double doors leading to the inner hall

## Inner Hall

An impressive inner hallway having part wood panelled walls, wood striped floor, two radiators

## Reception Hall / Dining Room

30'4" max x 13'1" max

A generous reception hall currently used as a sitting room / dining room having 3 arched windows to the front elevation, exposed wood floor, radiator, impressive fireplace with open fire.

## Living Room

30'1" x 18'9"

A light and airy living room having 3 single glazed sash style windows overlooking the gardens, 3 radiators, ornate ceiling, feature fire with open fire

## Kitchen

13'6" max x 15'11" max

The kitchen has a comprehensive range of floor and wall units, granite worktops, range cooker, glass display cabinets, sink with mixer tap, integrated fridge, freezer, dishwasher

## First Floor

galleried landing and sky light

## Bedroom 1

18'9" x 16'11"

The master bedroom has 3 single glazed sash style windows, wood striped floor, 3 radiators, feature fire, 2 recessed wardrobes to two alcoves

## Bedroom 2

13'7" x 11'6"

Single glazed sash style window, laminate floor, feature fire with electric fire, inset wardrobe to alcove

## Bedroom 3

11'8" x 14'6"

Single glazed sash window, laminate floor, radiator, recessed wardrobe

## Bedroom 4

12'9" x 7'6"

Laminate floor, range of fitted wardrobes, radiator

## Bedroom 5

11'11" x 9'4"

Ornate feature fireplace, laminate floor, radiator

## Bathroom

White suite comprising low level WC, pedestal basin with mixer tap, corner bath with mixer tap and shower attachment, shower cubicle, towel radiator, recess spot lighting

## Bathroom 2

Suite comprising low level WC, pedestal wash basin, bath, towel radiator, radiator

## External

Externally the property is accessed via shared driveway from Cleadon Lane which leads to Undercliffe. To the front elevation is a gravelled courtyard driveway providing ample car standage whilst to the rear of the property is an extensive mature garden stocked with an abundance of plants, trees and shrubs and a generous lawn. There is the added benefit of gravelled patio area to the rear of the house with steps leading down to the formal lawns that provide access to the second paved patio that has an in built BBQ area and detached wooden summer house. There is additional parking opposite the front driveway for a number of cars.

## Summer House

19'1" x 15'8"

Detached wood summer house having, wood striped floor, feature fire with electric fire, bar area with sink and drainer

## FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

## MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

## COUNCIL TAX

The Council Tax Band is Band G

## TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 from 26th May 2021 in addition to owning a share of the freehold. Any prospective purchaser should clarify this with their Solicitor

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