



MICHAEL HODGSON

estate agents & chartered surveyors



WEST PARK ROAD, SUNDERLAND

£1,450,000

We are privileged to present The Close being one of the first and finest examples of a period residence in this premier location in the heart of the conservation area of Cleadon Village. With historical local significance having once been the home of Thomas Brigham, a local shipyard owner, the current owners have occupied the home since 1975 and have extended and altered the accommodation to meet their family's requirements. The time has come for the home to have its next owners and the potential exists again to put a fresh take on the residence. The home has the benefit of occupying one of the most private and largest garden sites in the heart of Cleadon Village circa 0.51 of an acre with double access to the north and south off private lanes. It enjoys easy accessibility into the local amenities of Cleadon, including the fabulous restaurants and other hospitality businesses and is well linked for Sunderland to the south, Newcastle to the west and South Shields, as well as the metro transport system offering access throughout Tyne & Wear. The mature gardens are a delight to behold with their south aspect, whilst the five bedroom accommodation has four bathrooms and four reception rooms along with one of the largest garages we have seen in a while to house the families vehicles. A once in a lifetime opportunity and one not to be missed, we welcome the chance to show you this substantial home.

Detached House

4 Reception Room

Garage & Stunning
Gardens

No Chain Involved

5 Bedrooms

Bathroom & En Suite

Viewing Advised

EPC Rating : E



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Entrance Dining Hall

From the south aspect there is a beautiful entrance porch with a tiled floor that leads into the main hall of the home which travels through the length of the home to the rear drive and access. The hall opens to a wide dining/library area with fitted units making a lovely dining or reading space. The hall has hardwood floors and spot lights with stairs to the first floor.

Shower Cloak Room

Off the hall is a cloaks/shower room with corner shower enclosure with an electric shower, wash basin and WC, vanity/linen storage cupboard, tiled floor, spot lights and a towel radiator

Utility

Base units with a sink and door through to the garage with a large walk in wine store and cupboard.

Living Room

To the south aspect over looking the gardens with a bay window, period fire surround with an open fire

Sitting Room

A lovely calming south aspect sitting room or TV room with bay window over looking the gardens, log burner and display wall niche, double doors lead through to the sun room

Sun Room

Arched alcoves and hardwood floor add character to this quiet space that has a large feature arch that opens into the orangery

Orangery

An impressive double height orangery to the South aspect with magnificent views of the gardens having sun blinds and a slate tiled floor with feature natural brick wall. French doors lead to the sun terrace

Kitchen

Natural wood fitted kitchen with central breakfast island having both tiled and granite tops. Housed in the island unit are two double burner hobs and a single wok burner hob with extraction over. There is a double oven and a double bowl sink unit. Spot lights and a tiled floor with an arch through to the breakfast room

Breakfast Room

An exposed brickwork chimney breast houses a stove effect gas fire with an alcove cupboard for storage.

First Floor

A large open galleried landing with south views of the garden making for a relaxing space for a study, music or reading area. There is a window storage seat and the main loft access via a hatch and ladder with the loft having been half boarded for storage

Bedroom 1

A good range of fitted wardrobes and storage units with dresser, drawers and matching fitted headboard. A walk through dressing area with wardrobe leads to the en suite shower room

En Suite

A large shower enclosure with a mixer shower having both drencher and spray shower heads, vanity unit with wash basin, WC, tiled and clad walls with a tiled floor, spot lights and a chrome towel radiator

Bedroom 2

Double aspect windows allow light to flood into this double bedroom

Family Bathroom

Off the landing via double doors, the family bathroom has a corner jacuzzi bath, wash basin and WC, separate shower enclosure, spot lights, tiled walls and floor and a towel radiator

Hallway

The rear hall of the first floor leads to the extension 'wing' of the home that houses three bedrooms and makes a great separate area for the children or offers potential for multi generational living. Off the hall there is a large built in cupboard

Bedroom 3

A super large double bedroom with fitted wardrobes, storage and an en suite shower room

En Suite

Corner shower enclosure with an electric shower, wash basin and WC, tiled walls and floor, towel radiator

Bedroom 4

A large double bedroom with built in wardrobes

Bedroom 5

A double bedroom which is currently used as a study.

Garage and workshops

Access from the rear with an auto sectional door, this impressive garage can easily accommodate four cars offering ample additional space. There are double doors that lead to a workshop or extra parking and a single door to another workshop with parking and a single door to another workshop with work benches.

External

A beautiful landscaped garden and plot of circa 0.51 acres with mature planted areas, vast lawns with box hedging and various patio areas to maximise this wonderful south aspect. Various paths meander through the garden which has a rear south access via gates from a lane off West Park Road, and from the north onto a super large block paved drive for multi vehicle parking from a lane which runs from West Park Road to Laburnum Grove

Note

Freehold Title, Cleadon Conservation Area and Plantation. Council Tax Band G, Mains Services Connected, Flood Risk Very Low. Broadband Basic 14 Mbps, Superfast 55 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2, Vodafone and Three limited.

COUNCIL TAX

The Council Tax Band is Band G.

TENURE

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

M I C H A E L H O D G S O N

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