



MICHAEL HODGSON

ESTATE AGENTS & CHARTERED SURVEYORS

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## SUNDERLAND ROAD, SUNDERLAND

£1,699,500

We are delighted to bring to the market what could be considered to be one of the finest houses in Cleadon Village. Cromwell House is an exceptional detached residence set within a beautiful garden offering a high degree of privacy to a discerning purchaser. Cleadon Village, with its shops, restaurants, bars and excellent schooling, is ideally placed close to the historic village of Whitburn, Seaburn and Roker beaches, Sunderland City Centre, South Shields town centre and Newcastle City Centre. It is also well served by excellent public transport links with East Boldon Metro Station only one mile away, providing superb links throughout the region. The property was meticulously improved, modernised and extended by the current owners to an exceptional standard incorporating a high degree of specification and finish boasting a superb kitchen, contemporary bathroom suites, a dressing room to the master bedroom and an entertaining wing complete with games / TV room and bar. The generous living accommodation briefly comprises of: Entrance Hall, Sitting Room, Formal Dining Room, Kitchen / Casual Dining / Family Room, Boot Room, WC, Utility, Bar, Games / Cinema Room and to the First Floor, Galleried landing, 4 Double Bedrooms, 4 En Suites and a Dressing Room to the Master Bedroom, in addition to a home office / study. Externally the property is accessed via a gated entry that opens to a sweeping gravelled driveway leading to the house and garages. The property is set on a stunning mature garden offering extensive lawns and well stocked borders to the front elevation, a lovely greenhouse and to the rear a superb entertaining space having a patio area with inset wooden decking, this space also provides access to both the kitchen / dining room, bar and games / cinema room. Viewing of this exceptional home is unreservedly recommended to fully appreciate the quality of this incredible, detached family home.

Detached House

4 Bedrooms

Sitting Room

Dining Room

Kitchen / Dining / Family Room

4 En Suites

Stunning Gardens & Triple

EPC Rating: C

Garage

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## Entrance Hall

An impressive entrance hall having an open tread oak staircase with glass inserts, ceramic tiled floor, floor with underfloor heating, recessed spot lighting.

## Sitting Room

19'8" to bay x 14'2"

The Sitting Room has a bay window to the front elevation incorporating three timber framed double glazed windows overlooking the front garden, an impressive hand carved Durham stone fireplace with gas style stove, Oak wood floor with underfloor heating, coving to the ceiling, ceiling rose, inset speakers to the ceiling.

## Formal Dining Room

17'5" to bay x 14'0"

The formal Dining Room has a bay window to the front elevation incorporating three timber framed double glazed windows, Oak floor with underfloor heating, Durham Stone feature fireplace with gas style stove, inset speakers to the ceiling, coving to ceiling and a ceiling rose

## Kitchen / Casual Dining Room

39'11" m x 14'5"

A lovely open plan Kitchen / Casula Dining Room having a ceramic tiled floor with underfloor floor heating, two sets of bi-folding doors leading to the rear garden, recessed spot lighting.

The Kitchen is fitted with a comprehensive range of floor and wall units, Corian worktops, two electric ovens with warming drawers, steam oven, microwave oven, pantry cupboard, Siemens A Cool System featuring fridge, freezer and wine cooler.

There is a central island with Corian worktops, inset sink with Quooker boiling tap and food waste disposer, six ring gas hob with extractor over, integrated dishwasher, Breakfast bar .

The Kitchen was fitted and supplied by Simply Bespoke in Newcastle.

## Living Room / Family Room

16'1" to bay x 14'4"

open access from the Kitchen/Dining Room

There is a bay window to the front elevation incorporating three timber framed double glazed windows, Oak wood floor with underfloor heating, video door entry system

## Boot Room

12'8" x 7'7"

The Boot Room has a ceramic tiled floor with underfloor heating, recessed spot lighting

## WC

White suite comprising of a Villeroy & Boch low level wc, wash hand basin with mixer tap, fitted mirror, recessed spot lighting, extractor, double glazed timber framed window to the side elevation, Villeroy & Boch illuminated mirror.

## Utility

6'10" x 6'5"

The Utility Room has a range of floor and wall units, tiled splashbacks, sink and drainer with mixer tap, plumbed for washing machine and dryer, ceramic tiled floor with underfloor heating, cupboard with wall mounted gas central heating boiler, recessed spot lighting, extractor, door to the side garden

## Bar

11'0" x 16'6"

A fantastic Bar having fitted Bar cabinets and backbar with granite bartop, vaulted ceiling with four Velux style windows, bi-folding doors to the garden, ceramic tiled floor with underfloor heating, under counter fridge, inset speakers to the ceiling. All the cabinetry was installed by Simply Bespoke

## Cinema/Games Room

30'8" x 16'4"/16'4"

A fantastic entertaining space currently used a Cinema /Games Room having an Oak wood floor with underfloor heating, fitted media wall with storage below, surround sound speakers, bi-folding doors to the garden

## First Floor

Galleried landing with Oak handrail and balustrades with inset glass panels, recessed spot lighting, three timber framed double glazed windows, airing cupboard, video door entry system. There is an impressive 2m waterfall chandelier.

The galleried landing is used in part as a study area.

## Bedroom One

17'9" x 14'4"

Front facing Master Bedroom having timber framed French doors opening to a Juliet balcony overlooking the front garden, two radiators, one of which has a fitted oak radiator cabinet.

## En Suite

Contemporary white suite comprising of his and hers wash hand basins with mixer taps set on a wall hung vanity unit, wall hung low level wc, free standing bath, shower cubicle with Rainfall style showerhead, recessed spot lighting, extractor, two timber framed double glazed windows to the rear elevation, tiled floor, shaver point, two chrome towel radiators, star lighting above the bath, 2 illuminated mirrors.

## Dressing Room

12'11" x 14'0"

A superb Dressing Room fitted with a bespoke range of fitted wardrobes, dressing table, display shelving, his and hers linen cupboards fitted by Simply Bespoke, timber framed double glazed window to the rear elevation, inset speakers, oak radiator cabinet.

## Bedroom Two

14'4" x 12'10"

Rear facing, two timber framed double glazed windows, radiator

## En Suite Bathroom

Villeroy & Boch white suite comprising wall hung wash hand basin with mixer tap

set on a vanity unit, wall hung low level wc, bath with mixer tap and Rainfall style showerhead over, timber framed double glazed window to the rear elevation, tiled walls and floor, recessed spot lighting, chrome towel radiator, shaver point, illuminated mirror

## Bedroom Three

13'11" x 11'5"

Front facing, two timber framed double glazed windows, radiator

## En Suite

Villeroy & Boch white suite comprising wall hung low level wc, wall hung wash hand basin with mixer tap set on a vanity unit, shaver point, recessed spot lighting, shower cubicle with tile surround, tiled walls and floor, illuminated mirror

## Bedroom Four

13'10" x 13'10"

Front facing, two timber framed double glazed windows, radiator

## En Suite

Villeroy & Boch white suite comprising wall hung low level wc, wall hung wash hand basin with mixer tap, chrome towel radiator, shower cubicle with tiled surround, tiled walls and floor, recessed spot lighting, extractor

## Home Office

5'8" x 8'2"

A useful Home Office, recessed spot lighting, loft accessed with ladder, the loft is part boarded for storage.

## Triple Garage

16'5" x 27'1"

Detached triple garage accessed via three electric roller shutters. There is storage above the garage.

## External

Externally the property is accessed via a gated entry that opens to a sweeping gravelled driveway leading to the house and garages. The property is set on a stunning mature garden offering extensive lawns and well stocked borders to the front elevation, a lovely greenhouse and to the rear a superb entertaining space having a patio area with inset wooden decking, this space also provides access to both the kitchen / dining room, bar and games / cinema room. There is ample car parking for a number of cars to the side of the house leading up to the triple garage.

## 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

## 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.

# M I C H A E L   H O D G S O N

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