



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

estate agents & chartered surveyors



CLEADON MEADOWS, SUNDERLAND £455,000

Situated on the perimeter of this ever popular development with South West aspect enclosed private gardens and views towards farm fields and over Cleadon Meadows, a very deceptive and spacious family sized Detached Home linked to the neighbours by the garage. Extended and renovated to a great standard, most rooms face South into the development and offer light and bright accommodation of a lounge diner to conservatory with warm roof, a stunning kitchen diner with breakfasting bar area and modern stylish units, a cloaks WC, useful utility space, four great bedrooms, one en suite shower room and large family bathroom with bath, twin wash basins and a separate shower. The lovely sunny gardens are private to enjoy the summer sun and great all round for families and access to the village.

Detached House

4 Bedrooms

Living Room / Dining Room

Sun Room

Kitchen / Diner

Garage & Gardens

Viewing Advised

EPC Rating: C



CLEADON MEADOWS, SUNDERLAND

£455,000

ENTRANCE PORCH

Karndean flooring

HALL

Stairs to the first floor, karndean flooring, radiator

CLOAKS / WC

WC and vanity wash basin, karndean floor, towel radiator

LIVING ROOM / DINING ROOM

A wonderful light and spacious living room with dining area having South West sunny aspect via a large picture window with French doors to the garden. There is a glazed panel and door to the hall with double doors opening to the kitchen diner and doors to the sun room, two radiators

SUN ROOM

With warm roof making this a year round room with South West aspect and French doors to the garden

KITCHEN / DINER

A large kitchen diner with a stylish modern range of wall, base units and work surfaces incorporating a breakfast bar area. There's a sink unit, ceramic hob with filter hood over, oven and microwave, fridge freezer, dishwasher, spot lights and led plinth lighting, radiator

HALL

The hall gives access to the gardens and drive with door through to the garage

UTILITY SPACE

Open off the hall there is plumbing for the washer, the central heating boiler, basin and door to the garage

FIRST FLOOR

An open landing

BEDROOM

Radiator

EN SUITE

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

BEDROOM

Used as the main bedroom and with fitted wardrobes with sliding doors, radiator

BEDROOM

Radiator

BEDROOM

BATHROOM

A superb family bathroom with a good range of vanity units housing two sink units, WC, a bath, large shower enclosure with mixer shower, tiled walls and karndean floor, two towel radiators

EXTERNALLY

Enclosed South West aspect gardens with lawns, patio and decked areas to maximise the summer sun. There are views towards farm fields. Front gardens are gravelled for ease of maintenance. There are external power points and taps front and rear.

GARAGE

A single garage with electric roller door, power and light with loft space with some boarding for storage. There is an enclosed block paved drive from Cleadon Meadows for off street parking

AGENTS NOTE

Freehold Title, Council Tax Band F. Mains services connected. Broadband Basic 10 Mbps, Superfast 80 Mbps. Satellite / Fibre TV Availability BT and Sky. Flood Risk very low

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