



27 Broadlands

Cleadon Village, SR6 7RD

£500,000



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Entrance hall

Via a composite front door to the hall with stairs to the first floor having a cupboard under, oak and glazed internal doors to the main rooms, Amtico floor and flooring by Whitburn Coastal Floors, radiator

Cloaks WC

Wash basin and WC, half tiled walls and a radiator

Living room

14'7" x 10'11" (4.47 x 3.33)

With a lovely fire surround and a gas fire, bay window and laminate floor, radiator and open through to:

Dining room

10'10" x 10'2" (3.32 x 3.11)

With French doors to the rear, laminate floor and a radiator

Kitchen

14'4" x 10'7" (4.37 x 3.24)

A stunning classical kitchen by NBI with a range of wall and base units with quartz work surfaces housing an under bench sink, five ring induction hob with filter hood over, double oven and microwave, integral dishwasher, full size fridge and freezer, concealed space for a washer and dryer, Amtico flooring, spot lights and open through to:

Tv /breakfast room

15'5" x 8'0" (4.70 x 2.46)

Bespoke fitted media and Tv cabinets by NBI with the breakfast area having a vaulted ceiling and skylight, spot lights and Amtico floor, column style radiator

First floor

Landing

Bedroom 1

11'11" x 9'1" (3.65 x 2.78)

Oak fitted wardrobes , spot lights and a radiator

En Suite

Shower enclosure with a mixer shower having both drencher and spray shower heads, clad inside. There's a Linea vanity unit and wash basin, WC, tiled walls, spot lights and a radiator

Bedroom 2

12'9" x 10'2" (3.91 x 3.10)

NBI built in wardrobes, radiator

Bedroom 3

11'6" x 8'6" (3.51 x 2.61)

Built in wardrobes and a desk media/storage unit by NBI, great rear views, laminate floor and a radiator

Bedroom 4

9'6" x 7'1" (2.90 x 2.17)

Fitted wardrobes, desk and storage with hanging space, all by NBI, a built in airing cupboard houses the pressurised water/heating tank, radiator

Tel: 01914569499

Bathroom

A three piece suite with timeless coloured tile walls comprising a bath with mixer drencher shower over and shower screen, wall hung wash basin, WC, tiled floor, spot lights and a radiator

External

Front gardens with a block paved drive and EV charging point. To the rear are the idyllic west aspect gardens with patio areas, decking and lawns all with a fantastic outlook towards the Boldon Flats Nature Reserve. There is an outside tap

Note

Freehold Title, Council Tax Band E, Mains Services Connected, Flood Risk very low. Broadband Basic 7 Mbps, Superfast 44 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV availability BT and Sky. Mobile Coverage O2 and Vodafone likely, EE and Three limited.



Road Map



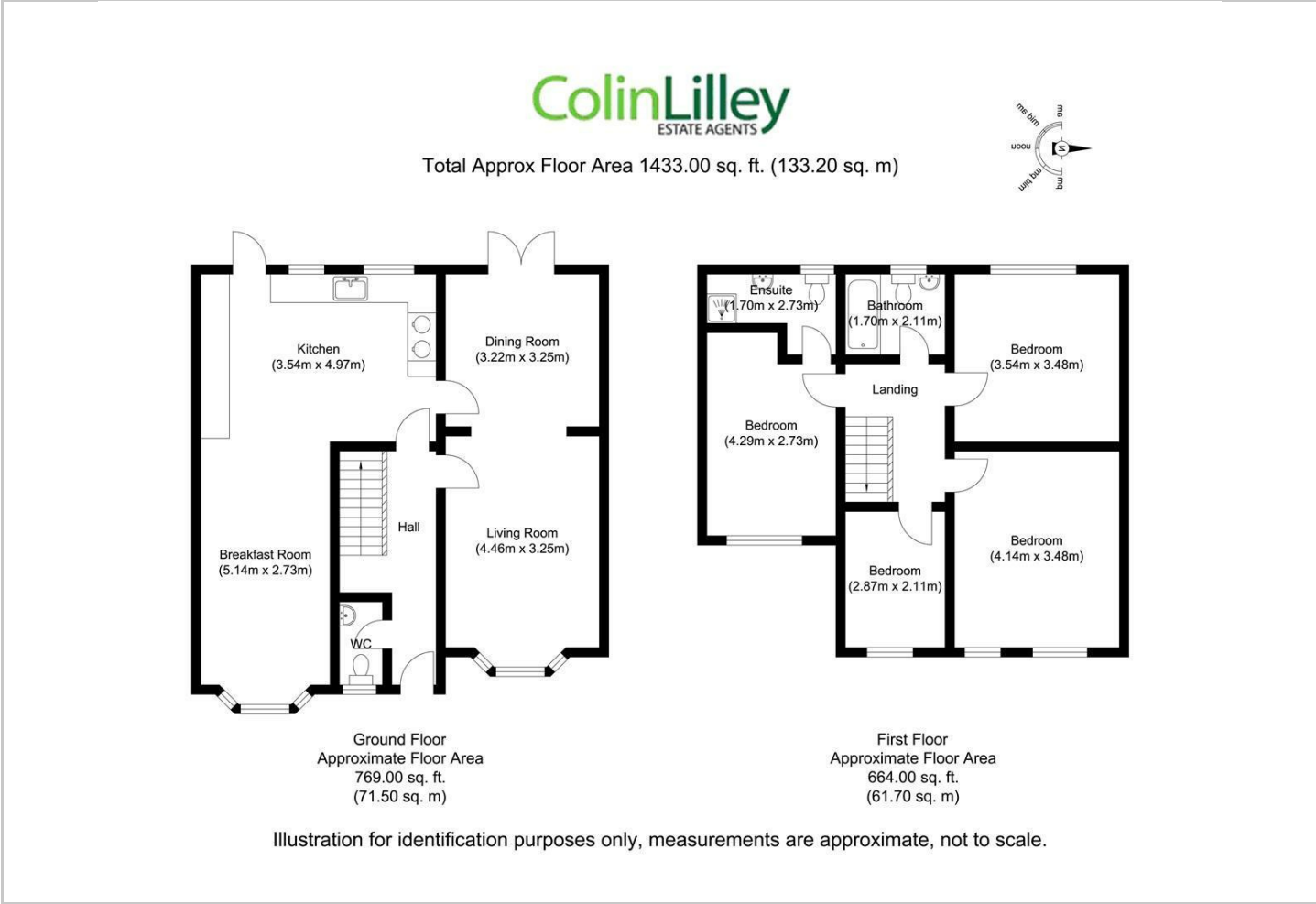
Hybrid Map



Terrain Map



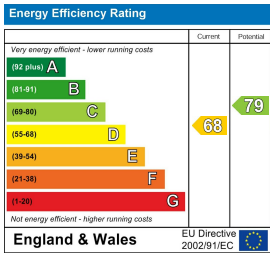
Floor Plan



Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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