



2 Woodlands View

Cleaton, SR6 7UF

£699,000



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Entrance hall

A generous entrance hall having an exposed wood floor, radiator, double glazed window to the front elevation, stairs to the first floor, coving to ceiling.

Living room

18'5" x 11'1" (5.63 x 3.39)

The living room has a double glazed window to the front elevation, exposed wood floor, double radiator, feature fire with gas fire, opening to dining/garden room.

Dining/garden room

26'2" max x 20'3" max (7.99 max x 6.18 max)

A lovely light and airy room having a vaulted ceiling, exposed wood floor, two radiators and two sets of double glazed French doors to the garden

Study/play room

A versatile space currently used as a play room but could be used as a study / home office, exposed wood floor, radiator, glazed french doors to the dining/garden room.

Kitchen breakfast room

18'7" x 13'5" (5.68 x 4.10)

An impressive kitchen/breakfast room having a vaulted ceiling incorporating three velux style windows and a double glazed window to the front elevation, tiled floor, recessed spot lighting, double glazed window to the rear elevation and a double glazed door to the garden, radiator.

The kitchen has a range of floor and wall units, granite worktop, stainless steel sink and mixer tap, two AEG electric ovens, space for a freestanding American style fridge freezer, AEG electric hob with extractor over, integrated dishwasher. There is a central island with granite worktops and a breakfast bar with storage below.

Utility

13'6" x 10'9" (4.14 x 3.28)

Range of floor and wall units, plumbed for washer and dryer, tiled floor, double glazed window, door to the front garden.

Shower room/WC

White suite comprising for a corner shower cubicle, pedestal wash hand basin and low level wc, radiator and extractor.

First floor

Landing, double glazed window, radiator.

Bedroom 1

11'1" x 10'11" (3.40 x 3.35)

Front facing, double glazed window, radiator, exposed wood floor.

Bedroom 2

14'7" x 12'11" (4.46 x 3.94)

An L shaped room having a double glazed window to the front elevation, radiator, exposed wood floor.

Bathroom

White suite comprising of a low level WC, wash

hand basin with mixer tap sat on a vanity unit, towel radiator, freestanding roll top bath with claw feet and a mixer tap and shower attachment, double glazed window.

Bedroom 5

7'11" x 6'9" (2.42 x 2.07)

Rear facing, double glazed window, radiator.

Second floor

Landing, double glazed window.

Bedroom 3

10'9" x 9'3" (3.30 x 2.83)

Double glazed window, double radiator, t fall roof in part, laminate floor.

Bedroom 4

10'11" x 9'4" (3.34 x 2.85)

Double glazed window, radiator, laminate floor, storage under the eaves, t fall roof in part.

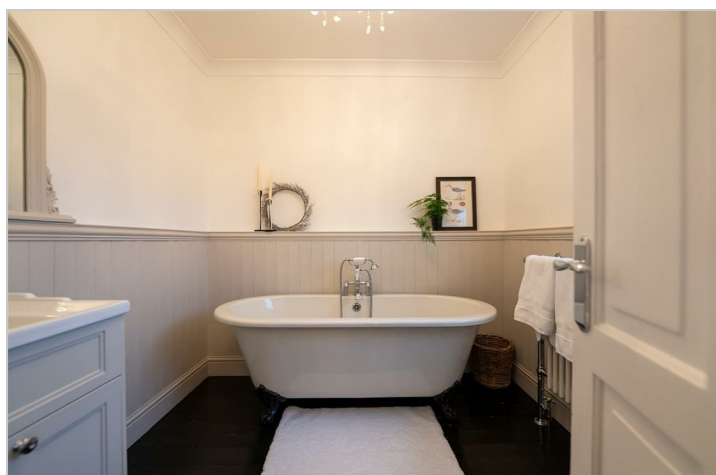
External

Externally there is a front block paved driveway providing off street parking for a number of cars,

and to the rear is a lovely west aspect garden having a block paved patio area, lawn, stocked borders, garden shed and ornamental pond.

Note

Freehold Title, Council Tax Band F, Mains Services Connected, Flood Risk very low. Broadband Basic 14 Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps. satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 likely, EE, Three and Vodafone limited.



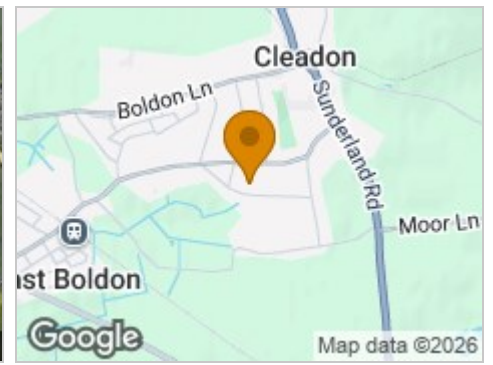
Road Map



Hybrid Map



Terrain Map



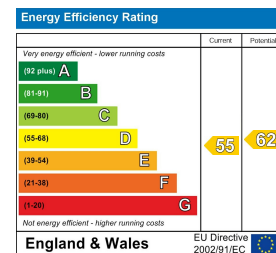
Floor Plan



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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