



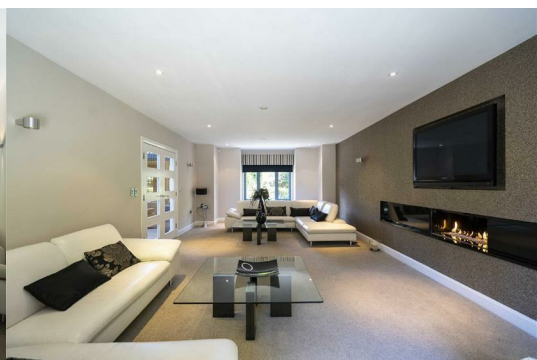
13 Grasmere

, Cleadon, SR6 7QF

£1,350,000



We welcome to the market this impressive bespoke architect designed detached property located within the highly sought after village of Cleadon with excellent amenities close at hand including restaurants, shops and local schools. The property has been built by the current owners to a very high specification and offers a stunning interior that will not fail to impress all who view benefitting from under floor heating to the ground floor and radiators to both ground and first floor, modern bathroom suites, a super kitchen and a Lutron home lighting system, electric blinds and a built in multi room sound system. Viewing a must. EPC C



Internally the generous yet versatile living space briefly comprises of: Entrance Hall, Living Room, WC, Open Plan Kitchen / Dining / Family Room, Orangery, Utility and to the First Floor, Master Bedroom, with En Suite, Walk In Wardrobe and a fantastic Mezzanine Level with inset Bath, there are 3 Further Bedrooms, One with En Suite and two that share a Jack and Jill Style En Suite. There is the added benefit of a 5th Bedroom with En Suite that has a separate access from the side of the house situated above the double garage. Externally the front of the property is accessed via an electric gated entrance leading to a block paved driveway and the double garage with electrically operated doors, whilst to the rear of the property is a patio/sun terrace which offers a good degree of privacy with raised lawned area, great for relaxation and entertaining.

Entrance hall

A superb entrance hall having a tiled floor, staircase leading to the first floor, recessed spot lighting, underfloor heating a cloaks WC with white suite comprising wall hung wash hand basin set on a vanity unit, wall hung low level WC, extractor, recessed spot lighting, tiled floor, double glazed window

Living room

The living room spans the full depth of the house having a double glazed window to the front elevation, double glazed french doors to the rear garden, modern inset gas fire

Kitchen family room

A light and airy open plan kitchen / dining / family room with the kitchen having a comprehensive range of floor and wall units, double glazed window, tiled floor with under floor heating, media wall, two Fisher Paykel dishwashers, space for an American style fridge freezer, electric hob with extractor over , recessed spot lighting, breakfast bar

Orangery

The orangery has a tiled floor with under floor heating, double glazed lantern light, bi folding doors to the rear garden.
Side Hall Tiled floor, stairs to the first floor

Utility

Side Hall with tiled floor, stairs to the first floor. Access to the utility with wall cupboards, stainless steel sink and drainer with mixer tap, tiled floor, double glazed window, door to the rear garden

First floor

Landing.

Bedroom 1

An impressive main bedroom suite having a vaulted ceiling, double glazed box bay window to the front elevation, two radiators, range of fitted wardrobes, spiralled staircase to the mezzanine level. Walk in Wardrobe 6'4" x 5'6" Fully fitted

En suite

Wet room style en suite having a low level WC, wash hand basin with mixer tap set on a vanity unit, shower with rainfall style shower head, recessed spot lighting, extractor

Mezzanine

Feature inset Jacuzzi style bath with tilevision TV, velux style window, recessed spot lighting, radiator

Bedroom 2

Rear facing, double glazed window, radiator, range of fitted wardrobes

En suite.

White suite comprising wall hung low level WC, wall hung wash hand basin with mixer tap, shower with drencher shower head, chrome towel radiator, recessed spot lighting, extractor

Bedroom 3

Impressive double glazed window to the front elevation, radiator, mezzanine level, range of fitted wardrobes, vaulted ceiling

En suite..

Jack and Jill style en suite, modern white suite comprising his and hers wash hand basin with mixer tap, wall hung low level WC, slipper style bath with mixer tap, chrome towel radiator, recessed spot lighting, extractor , tiled floor

Bedroom 4

Rear facing, double glazed french doors overlooking the rear garden having a Juliet balcony, range of fitted wardrobes

Bedroom 5

Accessed from the side hallway and over the double garage, T fall roof in part, two double glazed windows, recessed spot lighting, chrome towel radiator

En suite...

White suite comprising low level wc, wash hand basin with mixer tap, shower, t fall roof in part, velux style window, column radiator

Garage

Tiled floor, two wall mounted gas boilers, electric up and over garage door

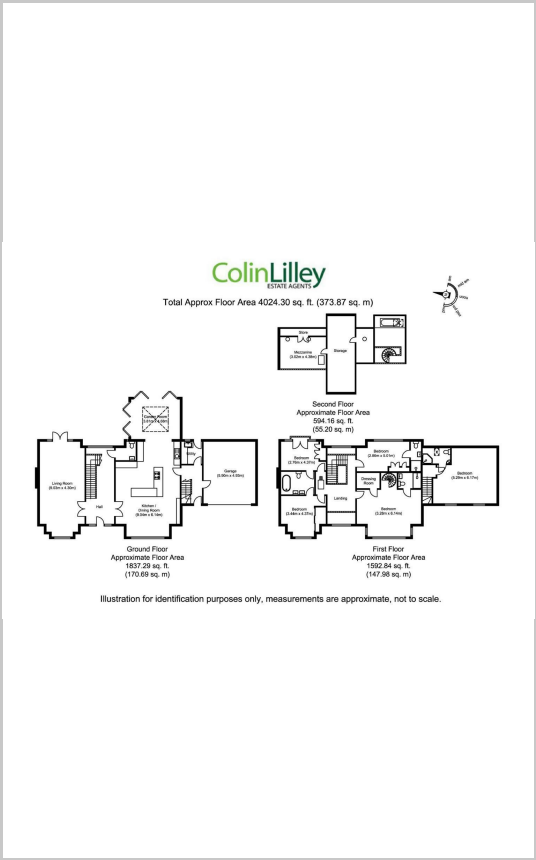
External

Externally the front of the property is accessed via an electric gated entrance leading to a block paved driveway, allowing parking for several cars and a double garage with electrically operated doors whilst to the rear of the property is a patio/sun terrace which offers a good degree of privacy with raised lawned area, great for relaxation as well as entertaining.

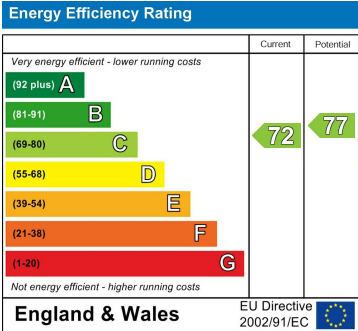
Area Map



Floor Plans



Energy Efficiency Graph



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