Colin Lilley
ESTATE AGENTS



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

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 ad 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

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Total Approx Floor Area 1433.00 sq. ft. (133.20 sq. m)



Ground Floor
Approximate Floor Area
769.00 sq. ft.
(71.50 sq. m)

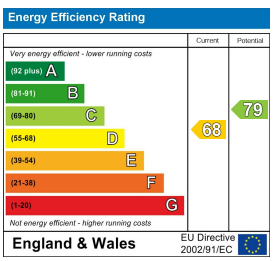
First Floor
Approximate Floor Area
664.00 sq. ft.
(61.70 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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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