ColinLilley
ESTATE AGENTS



39 Sunderland Road

East Boldon, NE36 0NA

£1,250,000

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The property is set within a walled private location, enhancing the sense of seclusion while still being part of a vibrant village community. Additionally, this home presents a unique self build plot with planning permission under South Tyneside planning number 250602 for a unique individually designed four bedroom detached home for the owners own family, or to move into, creating further value and family opportunities. Overall, this stunning home combines modern living with the tranquillity of village life, making it an ideal choice for families or individuals seeking a peaceful yet connected environment. With its impressive features and prime location, this property is not to be missed

Accommodation Ground Floor

Double composite doors lead to the impressive entrance hall with glass and dark wood staircase to the first floor, Camaro LVT floor and a Quartz stone slip feature wall style the entrance and set the tone for the whole house. Off the hall is a handy and well fitted Cloaks WC. The main cosy lounge features a contemporary gas fire in a feature chimney breast with the picture windows overlooking the southerly aspect gardens. A second large lounge diner/entertainment's room is boldly styled, has a stove effect gas fire and a character bar.

The open plan kitchen, diner, family room is the hub of the home, comes well fitted and equipped with a range modern wall and base units with a dining island unit topped with Quartz worktops all by NBi. Appliances include a sink with Quooker boiler tap, Neff induction hob with filter hood over, microwave and oven with warming drawer, full size larder fridge and full size freezer, dishwasher and wine chiller. A picture window looks into the swimming pool area.

Swimming Pool

A swimming pool and leisure space has a changing room, shower room and a separate electric sauna off a side hall from the kitchen that also gives access to the double garage which houses the central heating boiler. An additional plant room has the boiler to heat the pool and provides water for the shower room. The swimming pool has a 3m maximum depth and is in a lovely room with vaulted ceiling with spot lights

First Floor

A galleried style L shape landing gives access to the bedrooms. The main bedroom is accessed through a walk through wardrobe/dressing area into a large vaulted bedroom with feature chimney breast and contemporary electric fire. Bifold doors on the southerly aspect open to a balcony with super open rural views. The second impressively large double bedroom also features a walk in wardrobe/dressing room and has a stylish en suite shower room. Two further fitted double bedrooms provide ample space for the children whilst the family bathroom has a Laufen contemporary bathroom suite of a slipper bath, wash basin and WC, feature granite stone slip wall with mirror, tiled floor and a designer radiator. An additional impressive shower room with drencher shower and marble tiles serves as over flow bathroom facilities for the whole house.

External

Gardens are to both front and rear with a large drive providing ample parking in front of the double garage. The building plot is to the south and east with full planning under South Tyneside Planning number 250602

Note
Freehold Title, Council Tax Band G, Mains Services Connected, Flood Risk very low. Broadband Basic 18 Mbps, Superfast 80 Mbps, Satellite/Fibre Tv Availability BT and Sky. Mobile Coverage O2, EE, Vodafone and Three all likely

Entrance hall

Cloaks WC

Living room

Lounge /entertainments room

Kitchen diner family room

Inner hall

Sauna

Shower room

Changing room

Swimming pool

First floor

Bedroom

Dressing Area

Bedroom

En suite

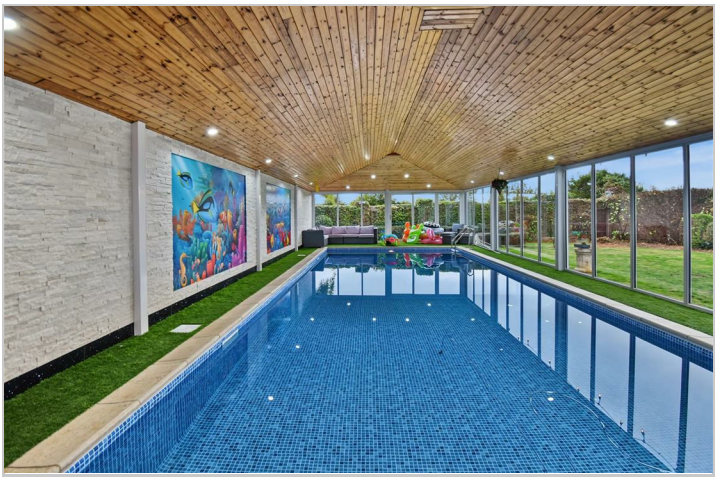
Bedroom

Bedroom

Bathroom

Shower room

Double Garage









Road Map



Hybrid Map



Terrain Map



Floor Plan

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Total Approx Floor Area 4538.00 sq. ft. (421.60 sq. m)



Ground Floor
Approximate Floor Area
3044.00 sq. ft.
(282.80 sq. m)

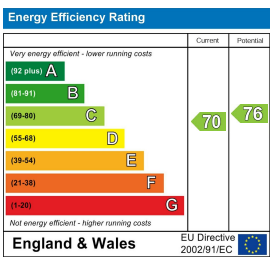
First Floor
Approximate Floor Area
1494.00 sq. ft.
(138.80 sq. m)

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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