



## 36 Cleadon Meadows

Cleadon, SR6 7PH

**£399,000**



A wonderful three bedroom semi-detached home in the heart of the much sought after Cleadon Village. Beautifully updated throughout, this impressive property offers modern family living with stylish, high-quality finishes. The spacious open plan kitchen/diner features an island unit and provides a superb space for entertaining and everyday life with French doors to the westerly aspect gardens, while a separate living room creates a comfortable and relaxing retreat with oak floors and plantation shutters. Further benefits include a large utility room with access to the large single garage, a quality fitted bathroom with under floor heating, oak internal doors, and an attractive oak staircase with matching balustrade and balustrading. Outside a large block paved drive and a westerly aspect garden and patio finished with a super summerhouse/workshop with power and lights. Situated in this desirable village location with excellent local amenities, schools, and transport links, this is a home ready to move straight into. Early viewing is highly recommended.



## Entrance porch

Via a composite front door with a tiled floor and radiator. An oak glazed door leads to the hall.

## Entrance hall

With a beautiful oak staircase, balustrade and spindles to the first floor having a cupboard under and a built in cloaks cupboard, Karndean floor and a radiator

## Living room

Hardwood floor, plantation window shutters and a radiator

## Kitchen diner

The hub of the home, extensively fitted and with a central dining island unit. There is a range of shaker units housing a sink, five burner gas hob with oven under and filter hood over, dishwasher, tiled splash backs, kick space heaters, French doors to the garden with built in privacy blinds, ceiling spot lights

## Utility room

A great useful room with a range of wall and base units with a ceramic sink and tiled splash backs. There is space for the appliances, French doors to the garden and a door to the garage. The room has the central heating boiler and a radiator

## First floor

Landing with loft access via hatch and ladder, the loft having some boarding and a light

## Bedroom 1

Plantation window shutters, radiator

## Bedroom 2

Radiator

## Bedroom 3

Plantation window shutters, radiator

## Bathroom

Timelessly styled, this quality bathroom has half tiling and a tiled floor with under floor heating. There is a three piece suite comprising a bath with mixer shower over and a shower screen, wall hung vanity units with a wash basin, WC, and spot lights.

## Garage

A large single garage with an electric roller door, power and light

## External

A full block paved drive to the front provides ample off street parking, whilst to the rear are westerly aspect gardens with patio area and a large summerhouse/workshop with power and lights. Ideal for the summer sun and secure for the children

## Note

Freehold Title. Council Tax Band D, Mains Services Connected, Flood Risk very low. Broadband Basic 7 Mbps, Superfast 80 Mbps. Satellite/Fibre Tv Availability BT and Sky, Mobile Coverage O2 likely, Three, Vodafone and EE limited.

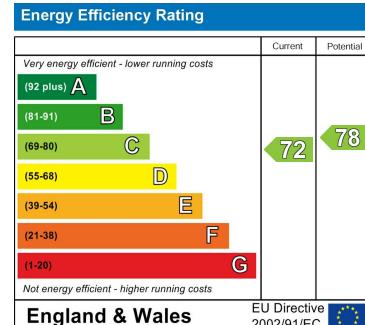
## Area Map



## Floor Plans



## Energy Efficiency Graph



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