



## 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.



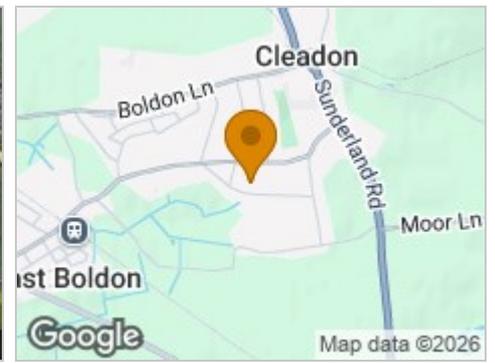
## Road Map



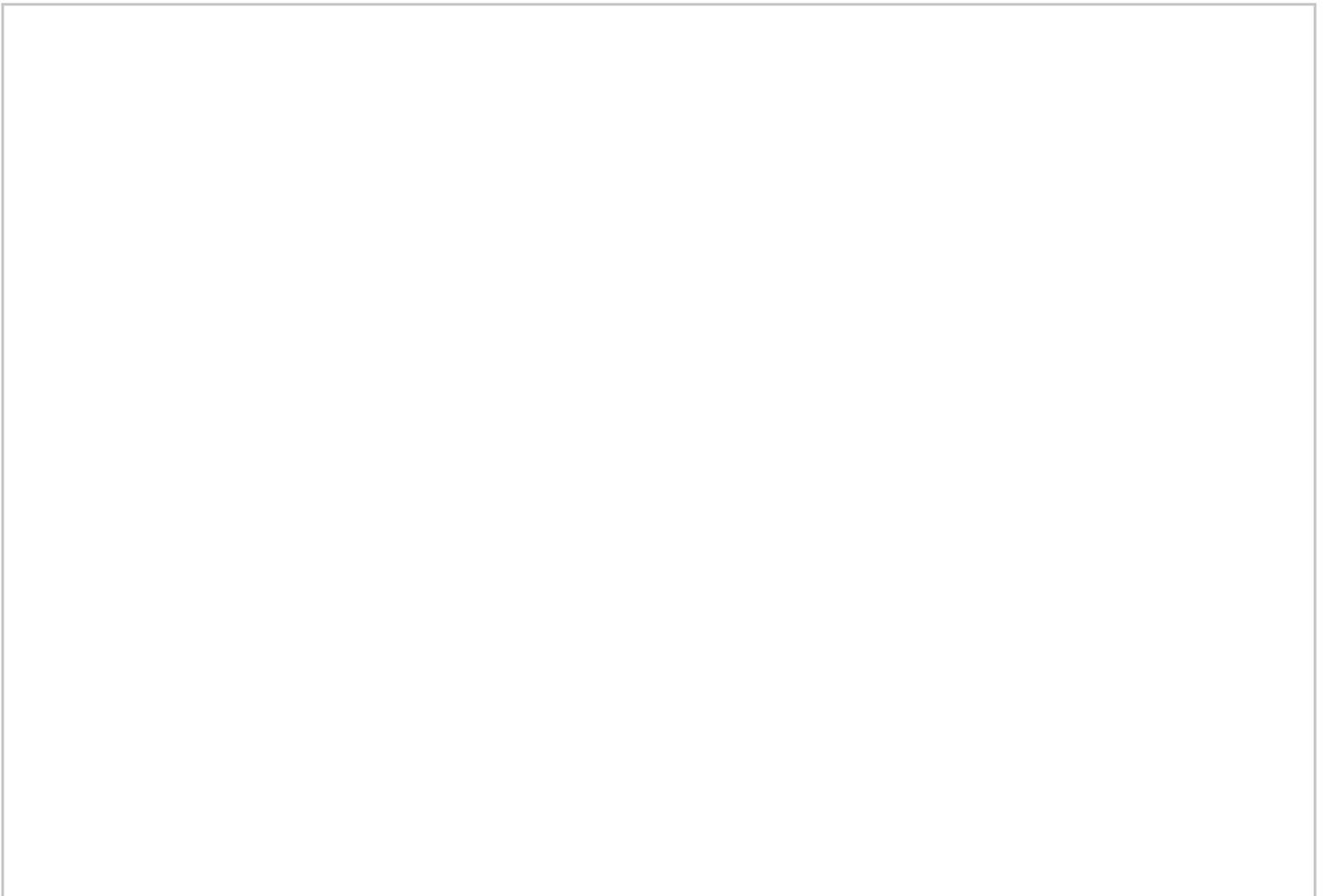
## Hybrid Map



## Terrain Map



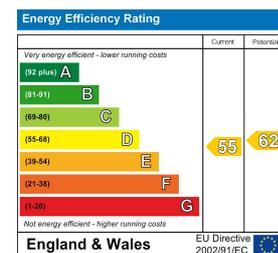
## Floor Plan



## 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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