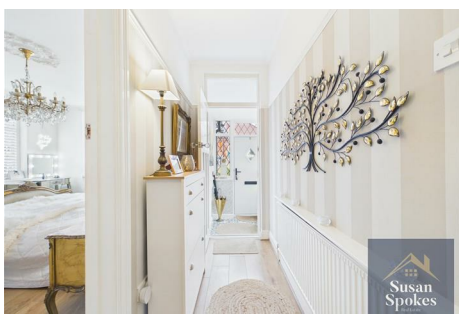




Thornleigh Gardens

Sunderland SR6 7PX

Set in the highly sought-after Thornleigh Gardens, Cleaton Village, this beautifully presented bungalow offers style, space, and an unbeatable location. Within walking distance of the nature reserve and Cleaton Hills, with village shops and excellent transport links to Sunderland, South Shields, and Newcastle, it's perfectly positioned for modern family living.

The home sits on a generous plot with a driveway providing off-street parking and kerb appeal, framed by mature shrubs and well-kept borders. Inside, a welcoming entrance porch leads to a spacious hallway with wood-effect flooring and picture rail, flowing into a stunning open-plan kitchen and living area. The bespoke kitchen features a central island with stainless steel sink, ample storage, dishwasher, and range stove, while the living area boasts a feature fireplace, skylight windows, bespoke storage, and bi-fold doors opening onto the south-facing garden. A utility room adds practicality with storage, plumbing, and garden access.

There are three double bedrooms, each with character, including feature fireplaces, fitted wardrobes, and period details. The bespoke bathroom offers a statement bath with waterfall shower, vanity basin, WC, and tiled flooring. The attached garage provides convenient storage and garden access. Outside, the garden is mainly lawn with three patio areas, ideal for entertaining or relaxing.

This is a rare opportunity to secure a versatile, stylish home in one of the North East's most desirable locations – perfect for families or professionals seeking character, modern comfort, and convenience.

£495,000

1 Thornleigh Gardens

Sunderland SR6 7PX



- PRIME CLEADON VILLAGE LOCATION
- DETACHED BUNGALOW WITH GARAGE AND DRIVEWAY
- GENEROUS SOUTH FACING GARDEN WITH THREE PATIO AREAS
- THREE DOUBLE BEDROOMS
- OPEN PLAN MODERN KITCHEN AND LIVING AREA
- VERSATILE ACCOMMODATION VERY WELL PRESENTED ON ONE LEVEL
- EPC TO FOLLOW

Entrance Porch

A charming introduction to the home, the entrance porch is accessed via a composite front door framed by elegant leaded windows, allowing natural light to filter through while maintaining privacy. The space is finished with attractive Victorian-style flooring, creating a timeless and characterful first impression that sets the tone for the rest of the property.

Hallway

A spacious and welcoming hallway, featuring stylish wood-effect flooring and a classic picture rail. Bright and airy, it provides a warm first impression and seamlessly connects to the main living areas, combining elegance with practicality.

Open Plan Kitchen/Living area

A truly wonderful open-plan space designed with a bespoke finish, combining style and functionality. The kitchen features a central island with a stainless steel sink and mixer tap, ample storage, and a built-in dishwasher. A range stove sits in a recessed setting with an extractor above, complemented by part-panelled walls that add elegance and character. Herringbone wood-effect flooring and subtle lighting complete the refined look. Convenient access to the utility room enhances practicality.

The living area is equally impressive, with a feature fireplace housing an electric stove, a classic white wooden surround, and two skylight windows (one electric, one manual) that fill the space with natural light. Bespoke alcove cupboards provide excellent storage, and bi-fold doors open directly onto the garden, seamlessly connecting indoor and outdoor living for entertaining or relaxing in style.

Utility

A practical and well-appointed space, the utility room offers plenty of storage with fitted units, plumbing for a washing machine, and space for a fridge freezer and tumble dryer. It also provides convenient access to the garden, making everyday tasks and household management effortless while keeping the kitchen clutter-free.

Bedroom

A spacious double bedroom featuring a charming bay window that fills the room with natural light. The room boasts a feature fireplace with a brick inset and an elegant oak mantel, complemented by plantation blinds for a refined finish. Fitted wardrobes provide excellent storage, while an ornate ceiling rose adds a touch of period character and sophistication.

Bedroom

A pretty double bedroom combining charm and practicality. It features a striking cast iron fireplace as a focal point, built-in shelving, and fitted wardrobes for ample storage. Finished with wood-effect flooring and plantation blinds, the room offers a stylish and comfortable retreat.

Bedroom

A comfortable double bedroom that retains some delightful period features, adding character and charm. Bright and versatile, the room offers a cosy space that can easily be styled to suit individual tastes.

Bathroom

A bespoke and stylish bathroom designed for both elegance and functionality. It features a statement bath with a mains-powered waterfall shower over and a convenient hand-held attachment. A

modern vanity wash hand basin, WC, and tiled flooring complete the space, while plantation blinds to the window provide privacy and a refined finishing touch.

Garage

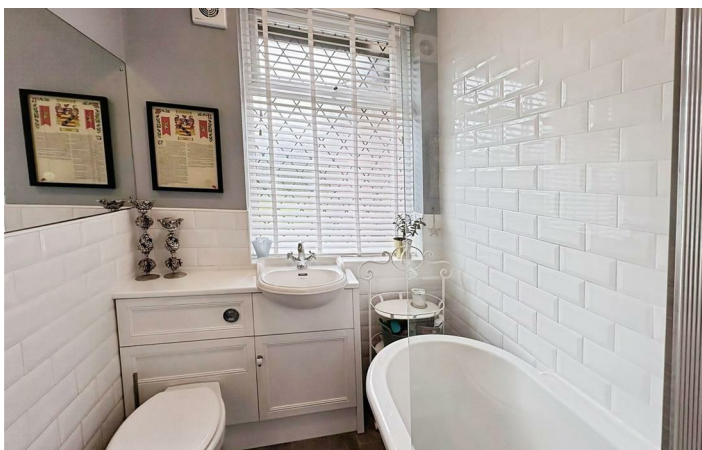
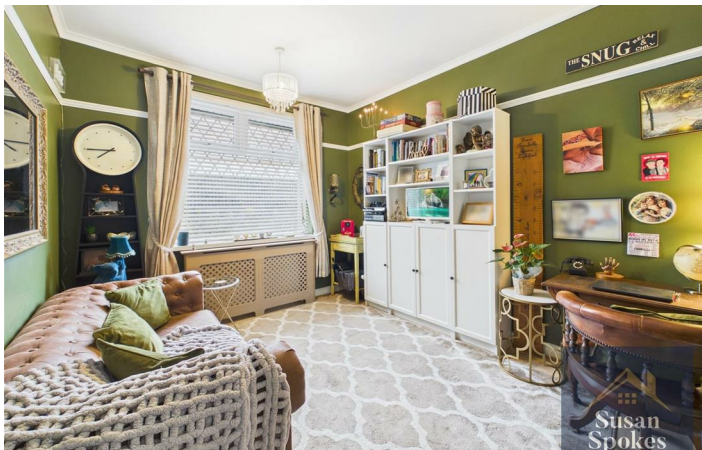
A practical garage featuring an up-and-over door accessible from the driveway, and a composite door providing convenient access to the garden. Ideal for secure vehicle storage or additional utility space.

External

This delightful bungalow sits on a generous plot, featuring a driveway that provides ample off-street parking and excellent kerb appeal, enhanced by mature shrubs and well-maintained borders. The garden enjoys a fantastic south-facing aspect, mainly laid to lawn, with three separate patio and seating areas—perfect for relaxing, entertaining, or enjoying the sunshine throughout the day.



Directions



Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC