



Charlcote Crescent, East Boldon, NE36

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Charlcote Crescent, East Boldon, NE36

Offers In The Region Of £495,000

* 5 BEDROOM * 2 BATHROOM * DETACHED * FREEHOLD * DOUBLE DRIVEWAY * DOUBLE GARAGE * COUNCIL TAX BAND F * EPC RATING D *

For sale: this substantial and well-maintained five-bedroom detached family home is situated in the highly sought-after area of East Boldon, offering generous and versatile accommodation ideal for modern family living.

The ground floor opens into a welcoming entrance/dining reception area, creating an inviting first impression and providing access through to the main hallway, sunroom and integral garage. The spacious living room offers an excellent setting for relaxing and entertaining, complete with a feature fireplace. A separate office with built-in storage provides a practical space for home working or study.

The modern kitchen/dining room serves as the heart of the home, benefitting from dual-aspect windows, ample fitted storage and a useful walk-in pantry, making it perfectly suited to everyday family life. To the rear, a generous sunroom enjoys views over the garden and offers direct access outside, creating an additional versatile reception space.

Upstairs, the master bedroom features a walk-in wardrobe and en-suite shower room with heated towel rail, while the second double bedroom benefits from built-in wardrobes. There are two further double bedrooms, both with built-in wardrobes, alongside a well-proportioned single bedroom with built-in storage. A spacious family bathroom completes the first floor and includes a bath and heated towel rail.

Externally, the property continues to impress with a double driveway and double garage providing excellent off-street parking. The enclosed rear garden has been designed for low maintenance, featuring a paved layout and useful outbuilding, offering a pleasant space for outdoor seating and entertaining.

East Boldon remains one of the area's most desirable locations, well regarded for its village feel, local amenities, schools and green spaces.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

254.7 m²
 2740 ft²

Reduced headroom

6.3 m²
 67 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Dining Room

15'8" x 11'9"

Hallway

16'11" x 7'10"

Office

9'5" x 7'10"

Dining Area

9'4" x 9'6"

Kitchen

13'5" x 7'3"

Pantry

9'0" x 4'3"

Living Room

12'7" x 18'0"

WC

5'8" x 2'11"

Sunroom

9'5" x 12'8"

Landing

9'0" x 12'4"

Landing

4'6" x 10'0"

Landing

3'1" x 15'10"

Bedroom 1

12'11" x 12'4"

Walk-in Wardrobe

12'9" x 5'4"

En-Suite

5'8" x 8'11"

Bedroom 2

16'9" x 18'8"

Bedroom 3

8'10" x 11'10"

Bedroom 4

12'9" x 9'3"

Bedroom 5

11'0" x 8'3"

Bathroom

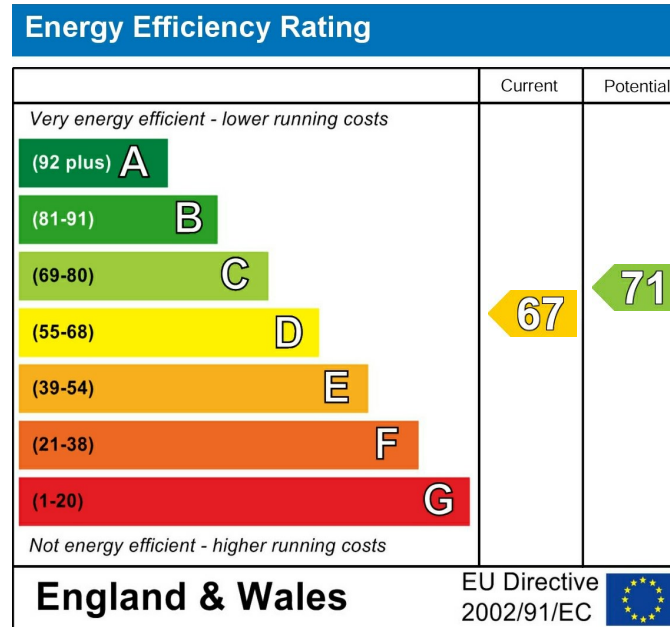
13'5" x 7'4"

Shed

11'10" x 7'9"

Shed

3'3"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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