**Bywell Road**, Cleadon, Sunderland

£499,950

This stunning home, has been comprehensively extended, remodelled and upgraded to an exceptional standard, situated within the highly regarded village of Cleadon. Internally the stylish interior, provides spacious and flexible accommodation, accessed via reception hall with an attractive staircase to the first floor and a cloakroom/wc. There is a lounge to the front and to the rear, an exceptional open plan kitchen / dining and living space with a feature media wall and doors leading out on to the patio area. The kitchen is fitted with a fabulous range of units, a selection of integrated appliances and an island with breakfast bar. Completing the ground floor is a versatile room that could be utilised as a bedroom or study. On the first floor, the principle bedroom has doors leading out on to the roof terrace that provides a wonderful, open aspect to the rear, there is a dressing room and a luxury en-suite shower room/wc. There are two further bedrooms and a contemporary family bathroom/wc. Externally to the front of the house is a generous driveway whilst to the rear, a landscaped garden, laid mainly to lawn with a patio area and well stocked, planted borders. This location is ideal for Cleadon Village Centre and is also well placed for East Boldon Metro Station and excellent road links to wider parts of the region. We highly advise arranging a viewing to appreciate the location, views and quality of accommodation this outstanding home has to offer.

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
Access via composite entrance door.

**Reception Hall**

Radiator and stairs to first floor with storage under.

**Lounge 11'0" x 13'5"**

Double glazed window to front and double radiator.

**Open Plan Living/Dining and Kitchen Area 24'6" x 16'8"**

**Kitchen Area**

Range of modern wall and base units with countertops over incorporating a 1 1/2 bowl undermount sink and drainer unit with mixer tap. Integrated double oven, five burner induction hob and good, fridge freezer and dishwasher. Three seater breakfasting bar with matching base units and countertops benefitting from an integrated wine rack and wine fridge. Door to utility.

**Living/Dining Area**

UPVC double glazed French patio doors and full height windows to rear. Stunning feature wall with panelled alcoves and built in electric fire. Two column radiators.

**Utility 8'3" x 4'11"**

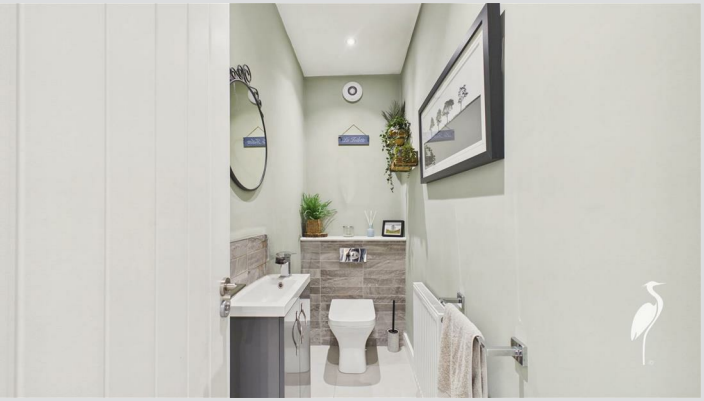
Base units with countertops over incorporating 1 1/2 bowl undermount sink and drainer. Providing space for an additional fridge freezer, washing machine and tumble drier. Radiator and Composite door to rear.

**Bedroom/Home Office 8'3" x 10'0"**

Double glazed window to front and radiator.

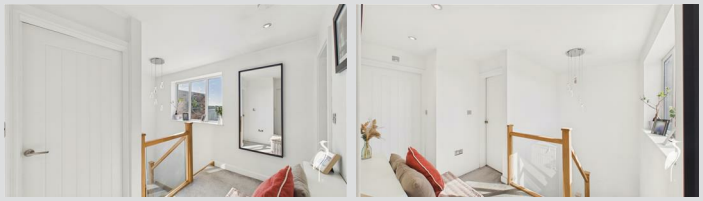
# MAIN ROOMS AND DIMENSIONS

**Cloakroom/WC**



Low level wc with concealed cistern, wash basin set into vanity unit and a radiator.

**First Floor Landing**

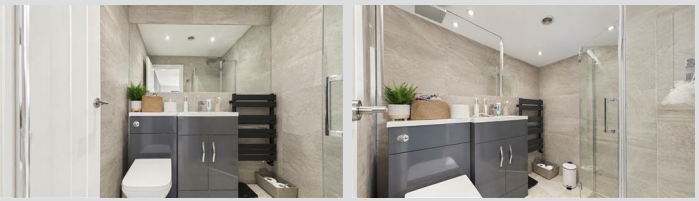


Double glazed window and radiator.

**Bedroom 1 9'1" x 12'4"**

Double glazed window to rear and UPVC double glazed French patio doors to private balcony. Doors to en suite Shower room and walk in wardrobe.

**En-Suite Shower Room**



Waterfall shower cubicle, vanity unit comprising low level wc and wash basin. Heated towel rail.

**Dressing Area**
Built in storage.

**Balcony**

Private paved balcony seating area.

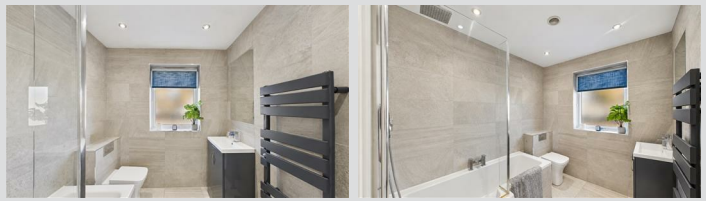
**Bedroom 2 9'1" x 13'3"**

Double glazed window to front and radiator.

**Bedroom 3 8'4" x 9'7"**

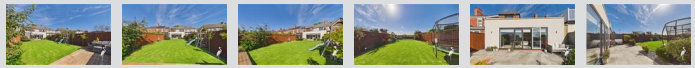
Double glazed window window to rear and radiator.

**Bathroom 6'5" x 8'1"**



Tiled bath with waterfall shower over, low level wc with concealed cistern and wash basin set unit vanity unit. Heated towel rail and double glazed window.

**Outside**



Block paved driveway to the front providing off street parking multiple vehicles. Attractive good size garden with an open aspect over fields, mainly laid to lawn with timber decked seating area and paved seating area perfect for Alfresco dining and entertaining.

**Council Tax Band**
The Council Tax Band is Band D.

**Tenure Freehold**
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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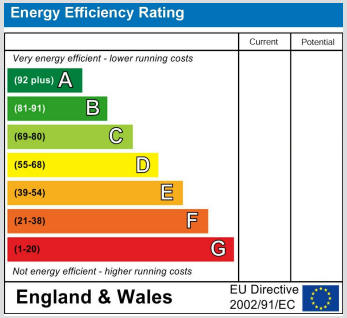
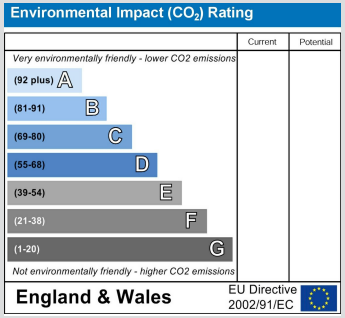
**Sea Road Viewings**
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

**Opening Times**
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

**Ombudsman**
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Ground Floor

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**Approximate total area**(1)

80.7 m²

868 ft²

(1) Excluding balconies and terraces

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

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