



11 West Park Road

Cleadon







## 11 West Park Road, Cleadon

Impeccably Stylish & Detached Family Home which is Situated on a Generous 0.66 Acre Garden Plot with Extensive Mature Lawned Gardens, Stunning Refitted Kitchen/Diner, Four Generous Reception Rooms, Five Bedrooms plus Study Including a Superb Principal Suite, Secure Off Street Parking for Several Vehicles & Detached Triple Garage!

This exceptional, detached residence is perfectly positioned on a substantial and relandscaped garden site that extends to approximately 2/3 of an acre and is ideally located on the prestigious West Park Road, Cleadon. West Park Road enjoys easy accessibility into the local amenities of Cleadon, including the fabulous restaurants and other hospitality businesses. The property is well linked for Sunderland to the south, Newcastle to the west and South Shields, as well as the metro transport system offering access throughout Tyne & Wear conurbation. The property itself was originally built in 2003 and was purchased by the current owners back in 2018 and has since undergone a complete transformation to international standards throughout. The result is a modern and refined environment that is placed over two storeys, offering expansive receptions and beautiful bespoke 'Mowlem & Co' joinery throughout.

Boasting close to 6,000 sq.ft, the internal accommodation comprises: Reception hallway with impressive concrete gullwing staircase | Refitted guest WC | Boot room with bespoke Mowlem & Co fitted storage | Substantial cinema room, positioned to the front, with built in surround sound system and electric blinds | Excellent sitting room to the rear, which has been completely redesigned with fitted cabinetry and feature electric fireplace | Garden room to the rear enjoying lovely views over the garden | Dining room with built in sound system. The hallway then connects through to a stunning open plan kitchen, dining & living room which boasts a highly impressive Mowlem & Co kitchen, offering modern cabinetry and worktops, large central island, integrated appliances throughout including Sub Zero fridges, 'Wolf' cooker and Quooker hot tap. The living space has a feature bespoke media wall and offers newly installed floor to ceiling glazed doors leading out onto the rear patio | Secondary kitchen/utility room | Plant room | Second guest WC.





The centralised staircase then leads up to the first floor landing and offers access to the front facing balcony, which has been completely rebuilt in more recent years | The landing gives access onto five bedroom suites and a study with a range of built in cabinetry to the rear | Bedroom's four and five are both generous double rooms with Harrod's fitted wardrobes, and share the usage of a refitted Jack & Jill ensuite shower room WC | Bedroom three is a further large double room to the front of the property, again with fitted wardrobes and refitted ensuite shower room WC | Bedroom two is a substantial double room with separate dressing room and ensuite shower room WC. The principal suite is positioned to the rear and has been immaculately refurbished to an outstanding level throughout. The suite enjoys a substantial double room, built in media wall and feature electric fireplace, connecting through to a bespoke Mowlem & Co. dressing room, offering a range of fitted cabinetry and smoked glass mirrors | Ensuite bathroom WC with state of the art four piece suite.

The property further benefits from a recently upgraded heating system offering underfloor heating to the full property, upgraded security system and Lutron lighting system throughout.

Externally, the property is approached via electronic gated access leading through to a sweeping block paved driveway for off street parking for multiple vehicles | Within the grounds is a detached triple garage with electric roller door, which is partially being used as a gymnasium | The rear gardens are immaculately maintained and have had a full irrigation system fitted for ideal drainage, as well as watering system.

Presented to an exceptional standard throughout, viewings are strongly encouraged to truly appreciate the size and quality of accommodation on offer at this wonderful family home!

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band H | Energy Performance Certificate: Rating TBC

**Price Guide: Offers Over £2,500,000**

Floorplans to be included



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