



18 Sunnyside Lane

Cleadon, Sunderland



18 Sunnyside Lane, Cleadon, Sunderland, SR6 7XB

Beautifully Presented Detached Family Home Boasting Five Bedrooms, Four Bathrooms, Four Reception Rooms, Open Plan Kitchen/Diner, Extensive Wrap Around Gardens, Double Garage & Off Street Parking for Multiple Vehicles!

This imposing period property occupies a prime plot in excess of a 1/3 acre and is set back just from Sunnyside Lane, Cleadon. Cleadon Village, with its shops, restaurants, pubs and hillside walks, is ideally placed close to Whitburn, Sunderland City Centre, South Shields town centre and is also only 25 minutes by car to Newcastle City Centre. It is also well served by public transport links with East Boldon Metro Station only one mile away, providing links throughout the region.

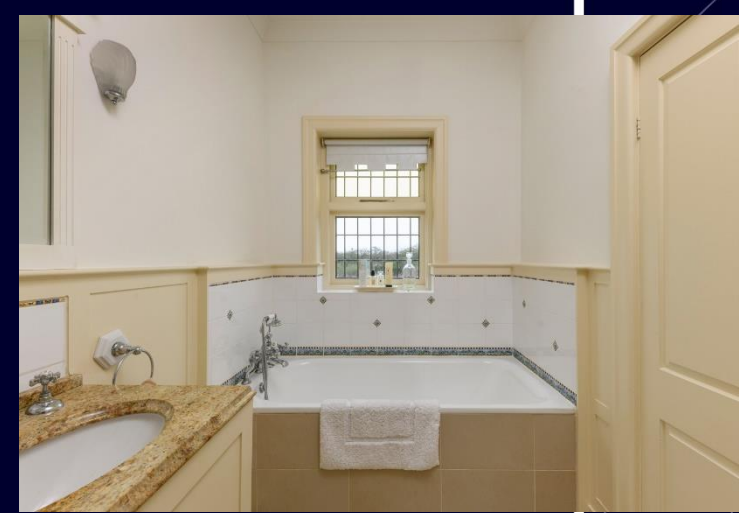
Boasting in excess of 3681 sq/ft, the internal accommodation comprises:

Entrance vestibule | Entrance hallway with staircase leading to the first floor and period $\frac{3}{4}$ height original panelling

Downstairs WC/cloaks cupboard | Formal dining room retaining many period features including feature fireplace, fantastic bay window and panelled walls

Impressive living room with south facing bay window and feature fireplace | Sun room with glazed doors onto the rear gardens | Fantastic open plan kitchen/dining area with access onto the rear gardens | The kitchen benefits from modern cabinetry and worktops, as well as integrated appliances throughout | Secondary entrance hallway giving access onto a utility room and second downstairs WC | Everyday snug/tv room





The return staircase then leads up to the first floor landing with beautiful stained glass window, and gives access onto five bedrooms | The primary suite is substantial in size and benefits from a lovely southerly aspect overlooking the rear gardens | The bedroom gives access through to a separate dressing room with fitted wardrobes, and through, in turn, to an ensuite bathroom with four piece suite, including Villeroy & Boch fixtures and fittings

Bedroom two is a further substantial double bedroom | Bedrooms three & four are further double bedrooms with their own ensuite shower rooms/wc | Bedroom five is a smaller single bedroom | Main family bathroom with three piece suite.

Externally, the property is accessed via secure electronically operated gates that lead to a driveway offering off street parking for multiple vehicles | Attached double garage with electric up and over door

The extensive gardens wrap around the whole of the property and the plot is in excess of 1/3 of an acre | The boundaries are extremely mature offering a great degree of privacy | The gardens offer various paved patio terraces to enjoy the sun at different times of the day.

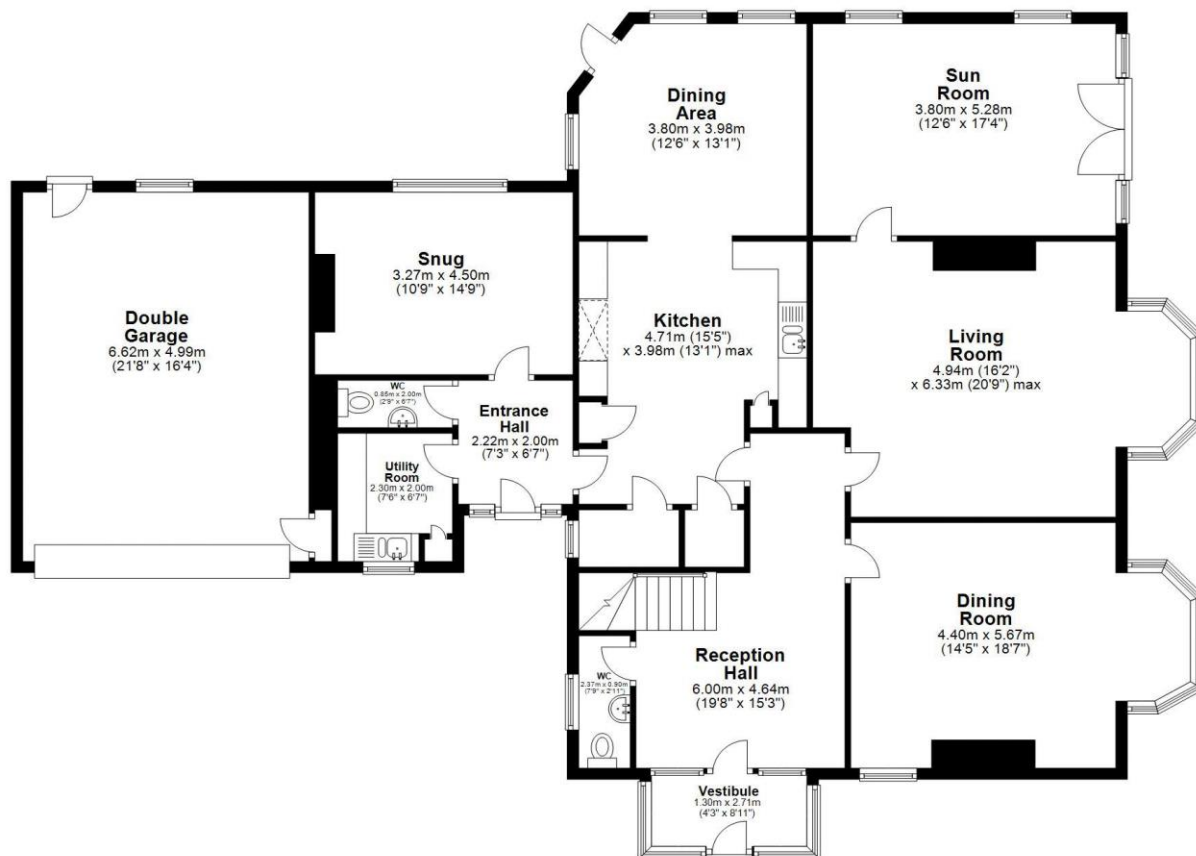
Extremely rare to the marketplace, this fantastic period family home boasts triple glazed hardwood windows and simply demands an early inspection to truly appreciate the quality and size of accommodation on offer!

Services: Mains gas, electric, water & drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: D

Price Guide: Offers Over £1,200,000



Ground Floor



First Floor



Total area: approx. 342.0 sq. metres (3681.4 sq. feet)

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rare!

From Sanderson Young

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