

Ashleigh Gardens Cleadow Village SR6 7QA




ASHLEIGH GARDENS
CLEADOW VILLAGE - SR6

A wonderfully spacious 3 double bedroom detached bungalow set within a generous yet manageable plot, with a quaint detached Garden Studio built circa 1930 offering a versatile work space.

- ♥ 3 DOUBLE BED DETACHED BUNGALOW
- ♥ BEAUTIFUL 680 SQ METRE PLOT
- ♥ DETACHED GARDEN STUDIO BUILT CIRCA 1930
- ♥ DETACHED GARAGE & LONG DRIVEWAY
- ♥ GORGEOUS REAR CONSERVATORY

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Ashleigh Gardens

Offers In The Region Of £475,000

INTRODUCTION

3 DOUBLE BEDROOM DETACHED BUNGALOW - SEPARATE UNIQUE DETACHED GARDEN STUDIO/OFFICE BUILT AROUND 1930 WITH HEATING, ELECTRIC, LOUNGE, CONSERVATORY & WC - DETACHED GARAGE & MULTI CAR DRIVEWAY - BEAUTIFUL REAR CONSERVATORY - 2 RECEPTION ROOMS - EN SUITE TO PRINCIPAL BEDROOM - WELL MAINTAINED GARDEN PLOT EXTENDING TO CIRC 680sqm - SOUGHT AFTER CLEADON VILLAGE LOCATION

ENTRANCE VESTIBULE

Entrance via GRP double-glazed door. Tiled flooring, original door with original leaded glass either side and above.

SPACIOUS ENTRANCE HALL

Carpet flooring, double radiator, built in cupboard, 7 doors leading off, 2 to reception rooms, 1 to rear hallway, 3 to bedrooms and 1 to bathroom.

BATHROOM

12'0 x 6'0

Lovely size bathroom.

Tiled flooring, tiled walls, corner bath with Jacuzzi style jets, sink with single pedestal and tap, toilet with low level cistern, separate shower cubicle with shower fed from the main hot water system. Rear facing white uPVC double-glazed window with privacy glass.

RECEPTION ROOM 1

17'3 x 12'0

Lovely formal reception room.

Carpet flooring, double radiator, front facing white uPVC double-glazed bay window with lovely views, period style fireplace with coal effect gas fire and tiled inserts set upon a granite hearth. The original door has been carefully stripped back.

RECEPTION ROOM 2

11'10 x 11'7

Currently used as a dining room.

Laminate wood-effect flooring, double radiator, large side facing white uPVC double-glazed window, fire surround in a plaster style finish with built in coal effect gas fire. This is also a lovely room.

MASTER BEDROOM

17'6 x 10'9

Measurements taken at widest points.

Lovely master bedroom. Double radiator, 2 white uPVC double-glazed windows, 1 of which looks over the beautiful rear garden. Door leading off to en suite shower room.

EN SUITE

6'0 x 5'7

Tiled flooring, chrome towel heater style radiator, hand basin with chrome taps and pedestal, toilet with low level cistern, corner quadrant shower with electric shower over. The walls are mostly finished in a stylish white Metro tile with black Metro tile contrasting border, extractor fan.

BEDROOM 2

13'10 x 12'0

Lovely large bedroom. Carpet flooring, double radiator, front facing white uPVC double-glazed window.

BEDROOM 3

14'0 x 11'0

Also a large double bedroom.

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Fitted robes providing a good degree of storage and hanging space

REAR HALLWAY

Laminate wood-effect flooring, double radiator, 3 doors leading off, 1 to WC, 1 to kitchen and 1 to conservatory.

W C

5'11 x 2'5

Laminate wood-effect flooring, toilet with low level cistern, hand basin with hot and cold taps. The walls are tiled in their entirety, extractor fan. The original door has been stripped back retaining the privacy glass.

KITCHEN

12'2 x 11'9

Continuation of the laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with lovely views towards the garage and gardens. Traditional fitted kitchen with a range of wall and floor units in a painted finish with contrasting laminate work surfaces, double integrated oven and 5 ring gas hob, white resin sink with bowl and a half, single drainer and chrome Monobloc tap, integrated under bench fridge and under bench freezer, integrated dishwasher. Door leading off to utility cupboard which houses the clients washing machine and has separate white uPVC double-glazed window and electric sockets.

CONSERVATORY

16'2 x 10'5

Measurements are approx.

Fabulous rear conservatory. Laminate wood-effect flooring, double radiator, opaque polycarbonate roof, 2 sets of doors leading out to garage/patio and double set leading out to the rear patio and garden. Our client spends an significant amount of time in the conservatory and it is not surprising given the lovely views and beautiful gardens.

DETACHED HOME OFFICE OR ART STUDIO

LOUNGE

The main building comprises a lounge approx. 19ft 4"x 10ft 4"

Laminate wood-effect flooring, electric heating, large double radiator, log burning stove, white uPVC double-glazed window and double glazed aluminium sliding doors, door leading off to separate WC. Sliding doors leading to conservatory.

W C

7'7 x 3'3

Tiled flooring, radiator, sink with taps, electric hot water heater, toilet with low level cistern, side facing white uPVC double-glazed window with privacy glass. Loft hatch.

CONSERVATORY

8'6 x 8'1

Vinyl flooring, radiator, single glazed poly carbonate window and opaque poly carbonate roof, locking door opening out a small raised decked patio where the current owners have a bistro table and chairs positioned perfectly to take advantage of the sunny aspect. This wonderful building has electric supply and heat and sits at the bottom of the garden accessed by a small pathway has lovely views back toward the house. A perfect place to work as a home office or hobbies room or indeed the current owner used to have it as a art studio. Either way, this is a unique opportunity for someone looking for private and personal space away from the main house.

GARAGE

21'8 x 12'5

Access width (roller shutter) 10ft 2"

Electric roller shutter door, electric sockets and lighting, 2 white uPVC double-glazed windows with privacy glass and white uPVC double-glazed door to the providing direct access to the garden. This is a lovely space for either secure car parking or additional storage/use.

EXTERNALLY



Local Authority
South Tyneside

Council Tax Band
E

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		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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