



M I C H A E L   H O D G S O N

estate agents & chartered surveyors





## SANDPIPER VIEW, EAST BOLDON

£509,950

We are delighted to welcome to the market this superb 5 bed three storey semi detached town house situated on the highly regarded and exclusive Sandpiper View located in East Boldon on the cusp of Cleadon Village in a much sought after location providing convenient access to local shops, schools and amenities as well as excellent transport links. The property itself benefits from gas central heating, double glazing, a security alarm system, modern and contemporary décor, a superb open plan kitchen / family room to the rear of the property plus many extras of note. The generous living accommodation briefly comprises of: Entrance Hall, Living Room, WC, Kitchen / Dining / Family Room and to the First Floor, Landing, 3 Bedrooms, Bathroom and an En Suite to Bedroom 2 whilst the Second Floor is Bedroom 1 with En Suite and access to private terrace / balcony and the 5th Bedroom. Externally there is a front garden and side driveway leading to the garage whilst to the rear there is a fantastic garden that enjoys a superb open aspect over Boldon Flats and beyond in addition to having a paved patio area and lawn. Viewing of this stunning property will not fail to impress all who view.

Semi Detached House

Over 3 Floors

Kitchen / Dining / Family Room

Garage & Gardens

5 Bedrooms

Living Room

Bathroom & 2 En Suites

EPC Rating: B



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**Entrance Hall**  
The Entrance Hall has a tiled floor, alarm control panel, storage cupboard, double glazed window, radiator

**Living Room**  
11'11" x 15'3"  
The Living Room has two double glazed windows to the front elevation, radiator,

**Kitchen/Dining/Family Room**  
19'1" x 22'3"  
A superb open plan Kitchen / Dining / Family Room having a tiled floor, two radiators, bi-folding doors leading to the rear garden, double glazed window, recessed spot lighting, sky light

The Kitchen has a comprehensive range of floor and wall unit, granite worktops with matching splashbacks, Franke stainless steel sink with mixer tap, integrated dishwasher, double Neff oven, electric Neff hob with extractor over, integrated fridge freezer,.

There is a central breakfasting island with storage and wine cooler and breakfast bar

**WC**  
White suite comprising low level wc, pedestal wash hand basin with mixer tap, part tiled walls, tiled floor, recessed spot lighting

**First Floor**  
Landing, radiator storage cupboard

**Bedroom Two**  
14'1" x 12'0"  
Rear facing, two double glazed windows, radiator

**En Suite**  
White suite comprising low level wc, pedestal wash hand basin with mixer tap, chrome towel radiator, part tiled walls, tiled floor. recessed spot lighting, extractor, shower cubicle with tiled surround

**Bedroom Three**  
11'11" x 11'4"  
Front facing, two double glazed windows, radiator

**Bedroom Four**  
6'11" x 8'11"  
Front facing, double glazed window, radiator

**Bathroom**  
Modern white suite comprising low level wc, pedestal wash hand basing with mixer tap, bath with mixer tap and shower attachment, part tiled walls, shower with tiled surround, tiled floor, double glazed window, extractor, recessed spot lighting, chrome towel radiator

**Second Floor**  
Landing, double glazed window, radiator, alarm control panel. loft access, storage cupboard

**Bedroom One**  
13'10" x 11'10"  
A lovely room enjoying stunning views to the rear having double glazed French doors opening to a private terrace, radiator,

**En Suite**  
White suite compression low level wc, pedestal haw hand basin with mixer tap, shower with tiled surround, part tiled walls, tiled floor, Velux style window, t-fall roof in part, chrome towel radiator,

**Bedroom Five**  
15'3" x 10'2"  
Front facing, three double glazed windows, two sets of fitted wardrobes, radiator,

**External**  
Externally there is a front garden and side driveway leading to the garage whilst to the rear there is a fantastic garden that enjoys a superb open aspect over Boldon Flats and beyond in addition to having a paved patio area and lawn.

**Garage**  
Attached single garage

**FREE VALUATIONS**  
We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

**MORTGAGE ADVICE**  
Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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