



The Woodlands, 41 Sunderland Road Cleadon, Tyne & Wear SR6 7UW

SITUATION AND DESCRIPTION

Originally constructed in the mid 1980s and occupied by the same family since, is this luxurious detached family home. The property was built for the exact requirements of the owner and employed the craftsmanship and professional services of some of the finest tradesmen in the country. Internally the property has solid mahogany panelled doors, cornicing and decoration and has been immaculately maintained.

Security plays an important part in the property, with a gated entrance and security gatehouse giving access into the private grounds, which include a large courtyard and parking area lying adjacent to a single garage, security office and separate wc. Attached to this is an independent cottage which has a large double bedroom with en-suite shower room/wc, a lounge and a fitted kitchen. It would equally make a very good studio or professional consulting office.

The house itself is predominantly a bungalow, but with the benefit of an enclosed staircase leading to the first floor where there are two dormer windows giving excellent light to two large double bedrooms, both with en-suite bathrooms and fitted wardrobes.

The main entrance to the house is highly impressive, with a beautiful portico and entrance vestibule linking through to the central hall. The hall is a lovely feature and focal point to the property, with beautiful mahogany doors, handmade carpeting and access to a cloakroom/wc. The drawing room is very substantial in size, with circular bay window and separate dining area and a beautiful fireplace. The kitchen is at the front of the house, with a beautiful bay window, high quality oak wardrobe furniture, an Aga and extensive built-in appliances, a large breakfasting area and access onto a substantial utility & laundry room and a separate side entrance hall. To the ground floor there are two bedrooms. The master bedroom is a very substantial room with a raised dais, beautiful fitted wardrobes, a luxury en-suite bathroom/wc and lady's and gentleman's dressing rooms. The second double bedroom is also substantial with an extensive arrangement of wardrobes and an en-suite bathroom/wc with wet room area. The house has an internal courtyard to the centre of the property, with glazed doors linking from the main hall, as well as the utility & laundry room.

The Woodlands has a gas radiator central heating system and double glazing set in wood frames. The security system is extremely impressive and links to a 24/7 monitoring service. Internal fabrics, wallpapering and bespoke carpets are of the highest luxury and quality.

The Woodlands is set back from Sunderland Road, backing onto delightful open countryside, as well as having very impressive gardens and grounds with lawned areas and flower borders. The house has good accessibility into Sunderland, as well as locally to the village centre with its quality restaurants and public inns. There are beautiful beaches nearby and sporting/recreational facilities.

The Woodlands is a unique and very special home for which viewing is strongly recommended.

The property comprises:

A highly impressive entrance with electrically gated access leading into the private courtyard and parking area. The property has impressive pillared surrounds to the mahogany entrance door which leads through to the:

VESTIBULE

With marble flooring, central heating radiator, elaborate cornice detailing and internal mahogany door connecting through to the:

RECEPTION HALL

19'5 x 16'2 (5.92m x 4.94m)

The focal point of the property, with beautiful decoration, cornice detailing, dome ceiling with rose detail, handmade carpeting, bespoke mahogany skirting boards, architrave and door frames and central heating radiator with lattice fronted cover.

CLOAKROOM/WC

Comprising close coupled wc, oval wash basin with storage cupboards, heated towel rail, fitted mirror and cornicing.

DRAWING ROOM & DINING ROOM (front & side facing)

26'4 x 19'5 (8.03m x 5.93m) plus a circular bay

This is a stunning room which is beautifully decorated and presented with cornicing, spotlighting to the ceiling and a number of windows overlooking the landscaped gardens. The whole of the room has a bespoke carpet with border detailing, complemented by mahogany skirting boards, central heating and skirting radiators with wood fronts, bespoke walnut and mahogany cabinets to either side of the chimney breast recesses. The chimney breast has a mahogany Adam fireplace with marble insert and hearth and coal burning effect gas fire. The circular bay overlooks the landscaped gardens and provides good natural light. Further features include a TV aerial point, central heating thermostats and impressive wall lighting. This room is so substantial in size it easily divides into two or three separate entertaining areas.

KITCHEN (front facing)

24'8 x 18'3 (7.53m x 5.56m) measurements into bay window

Very well equipped and fitted with a range of oak base, wall and drawer cabinets with chrome door fittings and corian worktop surfaces. The work surfaces have been fitted into the curve of the bay and incorporate two sink units. There is a central island unit incorporating an AEG electric four ring hob. The focal point of the kitchen is the cream and black Aga, with two ovens and two hot plates. Further appliances include a NEFF built-in electric single oven with a separate Gaggenau oven beneath and an AEG Favorit dishwasher. A door leads into a walk-in pantry with excellent storage space and tiled walls. The kitchen has a telephone point and a wall mounted intercom and security camera linking into the main gates.

To the breakfasting area there is a lovely arched window overlooking the approach to the property, central heating radiator, wall lighting, spotlighting to the ceiling, wood panelling to the walls and a built-in Samsung plasma screen TV.

UTILITY & LAUNDRY ROOM (side facing)

12'11 x 13'6 (3.95m x 4.12m)

Comprehensively equipped with a range of base, wall and drawer units with a Hessian style door front and wood trims, stainless steel single drainer sink unit, spacing for a washing machine, single panelled radiator, fluorescent tube lighting and ceramic tiled walls. An internal glazed door leads onto the internal courtyard.

A door leads from the utility room to the separate side entrance, giving independent access from the side of the property. It also leads to a general store room where there are meter store cupboard and cloaks area and a separate door leading beneath the staircase which provides useful linen storage.

Returning to the reception hall, an archway leads through to a private passageway, with double doors to a large built-in store cupboard and cloaks area and a separate door leading beneath the staircase which provides useful linen storage.

MASTER BEDROOM SUITE (south facing)

22'9 x 25'8 (6.93m x 7.83m) measurements into bay window

A lovely room with a raised dais and floor to the bed space, handmade carpets and border detailing, beautiful handmade wardrobes with internal hanging rail and shelf storage space, drawer units to either side of the king sized bed space with reading lighting, dressing table, attractive display areas with concealed lighting, skirting heaters and TV aerial point.

EN-SUITE BATHROOM

Beautifully presented and incorporating a raised floor with a double Jacuzzi bath set into marble surrounds, vanity wash basin with marble surround and storage cupboards, dressing table and fitted wall units, towel rails, spotlighting to the ceiling, radiators and security camera and wall mounted telephone linking to the main gates.

A door leads from the bathroom to a separate WC.

LADY'S & GENTLEMAN'S DRESSING ROOMS

Hand fitted with wood storage shelving, shoe displays, drawer units, large wardrobes, full length mirror and wood panelling to the walls and ceiling.

Returning to the reception hall, an archway leads through to an internal passageway with an enclosed staircase connecting to the first floor of the property, as well as double doors linking to fitted store and bookcase with lovely wood panelling. A private passageway leads from this area with double glazed window looking onto the internal courtyard and two sets of large built-in double wardrobes.

BEDROOM TWO (rear facing)

15'5 x 20'3 (4.69m x 6.18m)

With large windows at the rear overlooking adjacent fields and gardens, cornicing, spotlighting, extensive built-in wardrobes and

storage cupboards, fitted dressing table and drawer units with recess for TV audio housing, mahogany handmade skirtings and door frames, telephone point and TV aerial point.



EN-SUITE BATHROOM

Very well appointed with a large feature bath, his and hers vanity wash hand basins set into marble surrounds with mahogany storage cupboards, double shower cubicle with wet room area, heated towel rail, spotlighting to the ceiling, ceramic tiling to the walls and central heating radiator. A door leads from the bathroom to a separate WC.



An enclosed staircase connects to the first floor of the property.

FIRST FLOOR LANDING

With storage cupboard, central heating radiator, access into the roof void and eaves for storage.

BEDROOM THREE (side facing)

15'3 x 16'8 (4.65m x 5.08m)

With dormer window overlooking adjacent gardens, two sets of built-in double wardrobes, central heating radiator, attractive wood skirtings, telephone point, spotlighting to the ceiling and eaves storage.



EN-SUITE BATHROOM/WC

Comprising large feature corner bath, close coupled wc, vanity wash basin with wood store and drawer units beneath, tiled walls, spotlighting, heated towel rail and radiator.



BEDROOM FOUR (side facing)

14'7 x 15'2 (4.44m x 4.62m)

With dormer window to the southern elevation, central heating radiator, TV aerial point, power points, spotlighting to the ceiling, built-in eaves store cupboard and two sets of built-in double wardrobes.



EN-SUITE BATHROOM/WC

With white three piece suite comprising panelled bath, pedestal wash hand basin, close coupled wc, heated towel rail, central heating radiator, storage cupboards, tiling to the walls and shaver socket.

EXTERNALLY

The property has a long driveway leading down to a security gatehouse, with an intercom system linking into the property itself. Wrought iron double gates lead into the substantial block paved courtyard and parking area. The gardens are beautifully trimmed with lawned areas, fabulous flower borders and attractive lighting.

INDEPENDENT COTTAGE

With panelled and glazed door linking into a:

KITCHEN

10'5 x 5'10 (3.19m x 1.77m)

With a range of light wood laminated base, wall and drawer cabinets and granite style worktop surfaces, stainless steel single drainer sink unit with tiled surrounds, built-in CDA electric four ring hob with extractor hood above and single oven beneath,

built-in refrigerator, spacing for a washing machine, wood laminate flooring, central heating radiator, spotlighting to the ceiling and open doorway through to the:

LOUNGE/DINING ROOM (front facing)

11'11 x 11'0 (3.65m x 3.35m)

With bay window, spotlighting, central heating radiator and TV aerial point.

BEDROOM (rear facing)

16'0 x 7'11(4.87m x 2.4m)

With two central heating radiators, wall mounted telephone linking to the main house, spotlighting to the ceiling, built-in double wardrobe concealing hanging rail and shelf storage space.

EN-SUITE SHOWER ROOM/WC

With white three piece suite comprising corner shower cubicle, wash hand basin with storage cupboards, close coupled wc with concealed cistern, tiling to the walls, heated towel rail and Expelair unit.

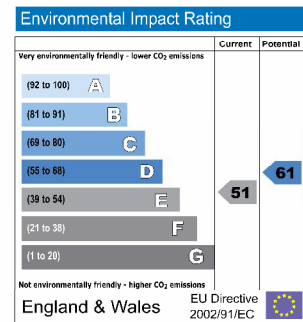
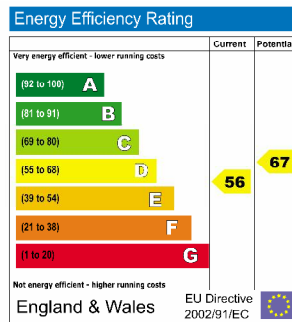
The cottage is ideal for use by independent relatives or as a studio and professional consulting area.

SECURITY GATEHOUSE

16'10 x 14'10 (5.13m x 4.52m)

Including single garage with separate store area and shelving. The garage has an up an over door and a small office with window aspect onto the exterior of the gates leading into the property. The office is fitted with storage cupboards and lighting. To the rear there is a separate wc with wash hand basin. The garage also accommodates a Baxi wall mounted gas fired central heating boiler for central heating and domestic hot water to the annexe.

To the northern elevation of the property a covered portico and archway leads through to the separate side entrance with halogen and external lantern lighting. A pavement and terrace leads around the side of the house, with a high boundary wall, constructed in brick, giving good screening and privacy. The rear garden is set out with lawned areas and infra red sensors supporting the good quality security system. The lawned garden leads around to the southern elevation, adjacent to the master bedroom and drawing room bay window

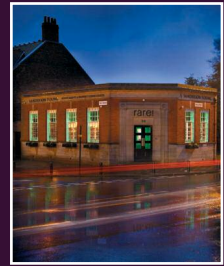






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From Sanderson Young



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SANDERSON YOUNG
estate agents &
property consultants

Price on Application

