



## 4 bed detached house to buy in

Berkeley Close, Boldon Colliery, Tyne and Wear, NE35 9LQ

# £350,000

🏠 x4 🚗 x2 🚗 x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ FOUR BEDROOM DETACHED
- ✓ COTSWOLDS, BOLDON COLLIERY
- ✓ MODERN KITCHEN DINER WITH INTEGRATED APPLIANCES
- ✓ BEDROOM ONE WITH EN-SUITE
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents warmly welcome this fabulous Four Bedroom family home to the market, located on the highly sought-after Berkeley Close, Cotswolds, Boldon Colliery.

Upon entering, you can immediately appreciate the well-thought-out layout of this imposing home, which perfectly blends comfort and functionality while maintaining its homely charm. The spacious lounge is bright and airy, offering style and elegance whilst maintaining a welcoming, comfortable ambience in which to relax and chill. To the rear of the property is a large modern fully operational fitted kitchen, offering ample cupboard space and work surfaces and boasting multiple integrated appliances, opening onto the dining area, perfect family dining and entertaining with friends! Leading from the dining area, is a large Orangery, flooded with natural light and offering further versatility to this lovely home, overlooking a south facing garden and patio.

Complimenting the residence are Four spacious bedrooms upstairs, the fabulous main bedroom suite offering an en suite bathroom with shower cubicle and WC.

There's no doubt that this delightful detached family home on the ever popular Cotswolds Estate offers a wealth of fabulous living space and features; Whether you are considering upsizing or seeking the perfect family home, this residence is an exciting opportunity not to be missed.

Briefly comprises; Entrance/Hall, Lounge, Kitchen/Diner, Cloaks. To the first floor lies Bedroom 1 with En-Suite, Three further Bedrooms & the Family Bathroom. Externally to the front is large lawned Garden and Garage and to the rear a large Garden with paved patio area!

We invite you to experience the charm and comfort for yourself. Book your exclusive viewing today via Pattinson Estate Agents.

Call Pattinson Jarrow on 0191 4897431 or email [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: D

Tenure: Freehold

Price: £350,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## External Front

Private lawned garden complemented by double imprinted concrete driveway leading to Garage. Established borders, gated access to Rear;



## Entrance / Hallway

Gas Central Heating radiator, Karndean Flooring



## Cloak

Double Glazed Window to front, gas central heating radiator, WC, Wash hand basin, ceramic tile flooring ;-



## Lounge

5.24m x 3.98m (17'2" x 13'0")

Double Glazed Window to front access, central heating radiator, Karndean flooring, Bespoke Media Wall and inset Remote control Electric Fire, recess mood lighting, part glazed double doors to open plan Kitchen / Diner ;-



## Lounge.



## Kitchen / Diner

6.58m x 4.54m (21'7" x 14'10")

Double Glazed Windows to rear aspect, gas central heating radiator, a range of wall and base units complemented by 'Hide & Slide' features and bespoke work surfaces, inset sink with mixer tap over, integrated AEG oven, induction electric hob with extractor over, integrated microwave cooker and hot plate, dishwasher, washing machine, fridge freezer and wine cooler, Karndean flooring, built in storage, stairs to first floor, opening onto large Orangery ;



## Kitchen / Diner.



## Dining Area



## Orangery

4.68m x 3.32m (15'4" x 10'10")

Insulated Apec Roof complemented by double glazed windows, recessed lighting, Karndean flooring, French Doors leading to large south facing garden ;-



## First Floor Landing

Double glazed window to side aspect, loft access, doors to ;-



## Bedroom One

3.86m x 3.33m (12'7" x 10'11")

Double glazed window to front, gas central heating radiator, built in wardrobes, door to En Suite :-



## Bedroom One.



## En - Suite

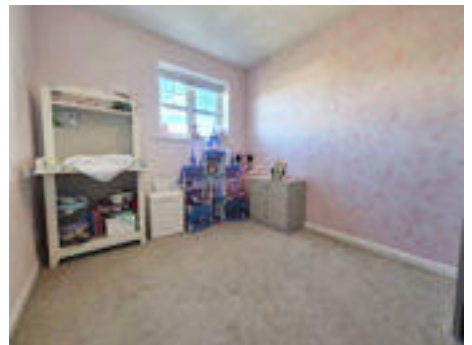
A suite comprising; Shower cubicle with mains shower over, vanity wash hand basin, WC, recess lighting, tiled walls and flooring, double glazed window to side aspect;



## Bedroom Two

3.22m x 2.66m (10'6" x 8'8")

Double glazed window to front, gas central heating radiator, built in wardrobes,



## Bedroom Three

3.59m x 2.91m (11'9" x 9'6")

Double glazed window to rear, gas central heating radiator, built in wardrobes,



## Bedroom Four

2.63m x 2.60m (8'7" x 8'6")

Double glazed window to front, gas central heating radiator,



## Family Bathroom

2.57m x 1.43m (8'5" x 4'8")

A suite comprising; double shower cubicle with mains shower over, wall mounted Vanity wash hand basin, WC, wall mounted cabinetry, De Mist Mirror, gas central heating radiator, recess lighting, tiled walls and flooring, double glazed window to rear aspect;



## External Rear

A large established South facing private rear garden, well maintained lawn, large Imprinted patio area leading from Orangery, water and power source, external storage, gated access to front aspect;



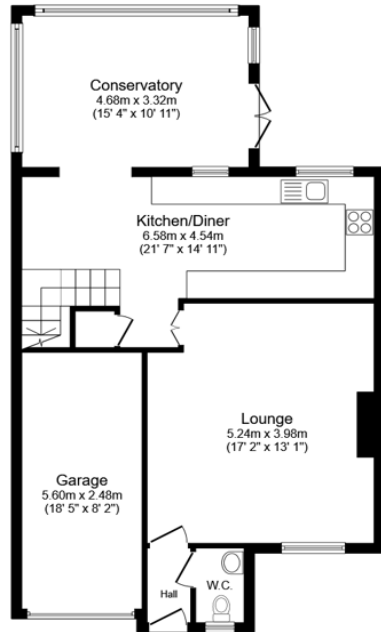
## Garage

5.60m x 2.48m (18'4" x 8'1")

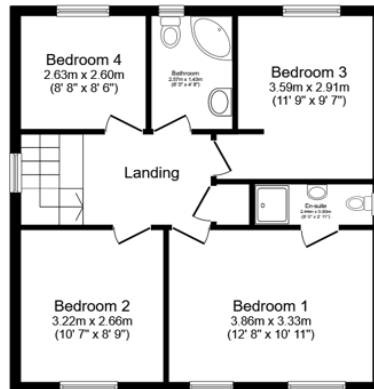
Up and Over Garage door, lighting and power source

## External Rear.





**Ground Floor**  
Floor area 81.7 sq.m. (879 sq.ft.)



**First Floor**  
Floor area 58.1 sq.m. (625 sq.ft.)

**Total floor area: 139.7 sq.m. (1,504 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Berkeley Close, Boldon Colliery, Tyne and Wear, NE35 9LQ

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

