



### 3 bed detached house to buy in

Eastleigh Close, The Cotswolds, Boldon Colliery, Tyne and Wear, NE35 9NG

# £315,000

 x 3  x 2  x 3

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ EXTENDED DETACHED FAMILY HOME (Harden Park)
- ✓ THREE / FOUR BEDROOMS
- ✓ THREE RECEPTION ROOMS
- ✓ MODERN FITTED KITCHEN / DINER
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson Estate Agents warmly welcome to the market this magnificent extended detached family home in the much sought after Harden Park, Boldon. This exceptional property boasts an admirable Three / Four well-appointed bedrooms, offering plenty of space for a growing family, or for welcoming guests.

This beautifully and immaculately presented home proudly presents three impressively sized reception rooms, offering a fantastic and versatile socialising space perfect for hosting, entertaining, or simply enjoying a quiet night in. Each reception room has been thoughtfully designed creating a seamless flow moreover a sense of comfortable luxury and easy sophistication.

The property facilitates modern living with two family bathrooms, each of which has been impeccably maintained and echoes the thoughtfulness of design seen throughout the house.

Pattinson Estate Agents are thrilled to offer this residential sale which holds striking appeal for families seeking a spacious and gracious living environment. It is staged in the notably tranquil surroundings of Boldon Colliery, where surroundings exude rural charm whilst still promising convenience and accessibility.

Don't miss out on this rare opportunity to own a unique home in an idyllic location. Contact us at Pattinson Estate Agents to arrange a viewing and get a closer look at one of Boldon's premium properties.

PATTINSON JARROW: 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: D

Tenure: Freehold

Price: offers in region of £315,000

Property Type: Detached House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

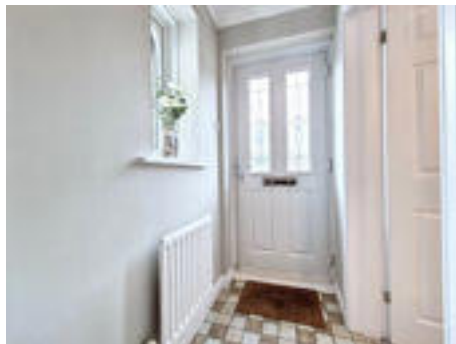
Large block paved triple driveway leading to entrance, gated access to rear aspect;



## Entrance/Hallway

1.58m x 0.92m (5'2" x 3'0")

Composite part glazed door leading to entrance, gas central heating radiator, ceramic tiled flooring, double glazed window to side aspect;



## Reception Two / Bedroom Four

5.05m x 2.56m (16'6" x 8'4")

Double glazed window to front aspect, gas central heating radiator, built in storage, laminate flooring;



## Reception Two / Bedroom Four.



## Lounge

4.55m x 3.55m (14'11" x 11'7")

Double glazed window to front aspect, electric fire with feature surround, gas central heating radiator, oak flooring;



## Lounge.



## Dining Room

4.10m x 3.26m (13'5" x 10'8")

Stairs to first floor, gas central heating radiator, built in storage, french doors leading to Orangery, oak flooring;



## Kitchen / Diner

4.22m x 2.60m (13'10" x 8'6")

A range of wall & base units with contrasting work surfaces, 1.5 stainless steel sink with mixer tap over, tiled splashbacks, integrated double electric oven, gas hob with extractor over, integrated fridge freezer, plumbing for dishwasher, plumbing for washing machine, built in storage, gas central heating radiator, combi boiler, ceramic tiled flooring, recess lighting, double glazed window to rear aspect, Upvc part glazed door leading to garden;



## Kitchen / Diner.



## Kitchen / Diner..



## Orangery

3.35m x 3.07m (10'11" x 10'0")

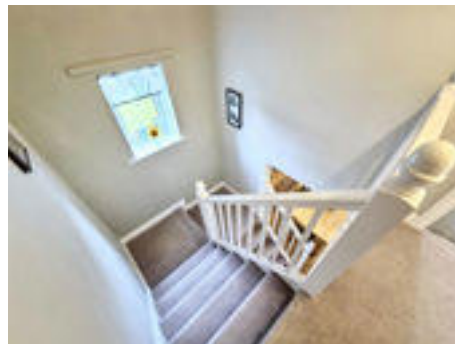
Double glazed windows complemented by two velux tilting windows, Themo roof, french doors leading to garden;



## First Floor Landing

1.851m x 4.41m (6'0" x 14'5")

Double glazed window to side aspect, built in storage, loft access;



## Bedroom One

3.22m x 4.42m (10'6" x 14'6")

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



## Bedroom One.



## En-suite

2.07m x 1.04m (6'9" x 3'4")

A suite comprising; Shower cubicle with mains shower over, vanity wash hand basin, w.c, gas central heating chrome towel radiator, wall mounted demist mirror, tiled walls, vinyl flooring, double glazed window to rear aspect;



## Bedroom Two

3.31m x 3.09m (10'10" x 10'1")

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



## Bedroom Two.



## Bedroom Three

2.48m x 3.61m (8'1" x 11'10")

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



## Bedroom Three.



## Family Bathroom

2.06m x 1.64m (6'9" x 5'4")

A suite comprising; Bath with mains shower over, vanity wash hand basin, w.c, gas central heating chrome towel radiator, extractor, tiled walls, recess lighting, wall mounted demist mirror, ceramic tiled flooring, double glazed window to side aspect;



## External Rear

Private enclosed well maintained lawned garden, large block paved patio, external water source, external power source, external lighting, dual access to front aspect;



---

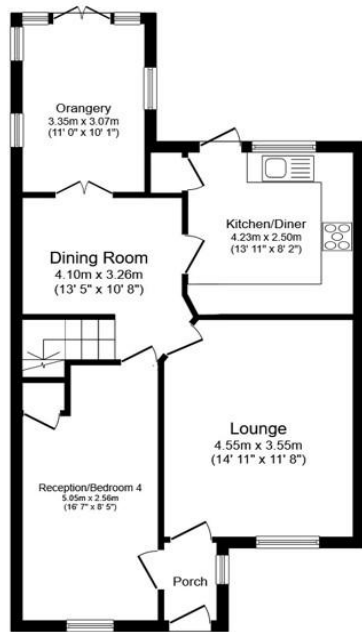
## External Rear.



---

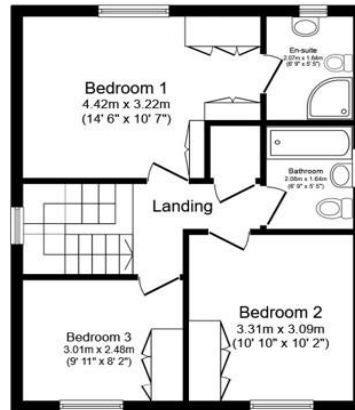
## External Rear..





**Ground Floor**

Floor area 59.3 sq.m. (638 sq.ft.)



**First Floor**

Floor area 47.4 sq.m. (510 sq.ft.)

**Total floor area: 106.6 sq.m. (1,148 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(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	

Eastleigh Close, The Cotswolds, Boldon Colliery, Tyne and Wear, NE35 9NG

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.

