



## 4 bed detached house to buy in

Cedar Drive, Jarrow, Tyne and Wear, NE32 4BF

# £295,000

 x4
  x2
  x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ DETACHED FOUR BEDROOM FAMILY HOME
- ✓ SPACIOUS LOUNGE
- ✓ MODERN LARGE OPEN KITCHEN / DINING ROOM
- ✓ TWO FAMILY BATHROOMS
- ✓ 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 this stunning and extremely well presented One of Six being the largest 'Caulder' detached four-bedroom family home located on the sought after Cedar Drive, Jarrow.

Offering a generous living space, this property is perfect for a growing family. The large lounge exudes comfort, providing ample room for relaxation and family bonding time.

This home lays host to a modern, open plan kitchen and dining area leading to Utility and spacious Conservatory which overlooks the large South Facing Garden. The kitchen boasts plenty of counter space and contemporary appliances, perfect for cooking enthusiasts or those who enjoy hosting dinner parties. The dining area, flush with light, creates an inviting atmosphere for both family meals and entertaining guests.

The property boasts four well-proportioned bedrooms, Master with En-suite facilities, with all exuding a warm and welcoming feel. Both bathrooms including the Ground Floor Cloak are fitted with modern designed fixtures and fittings. The large South Facing garden not only provides privacy but has been landscaped to offer a low maintenance outdoor retreat, proving a lush green lawn and several patio areas to maximise enjoyment of warm sunny days and evenings, in a peaceful and tranquil environment.

Briefly comprising: Porch, Hallway, Ground floor Cloak, Lounge, Kitchen/Diner, Utility, Dining room leading to Conservatory. To the first floor lies the Master Bedroom with En-suite facilities, Three further Bedrooms and the Family Bathroom. Externally to the front there is a private low maintenance block paved garden with driveway (Parking for Numerous vehicles) leading to Garage whilst to the rear lies a Large South Facing well presented Garden.

The property's intrinsic charm and advantageous location in Jarrow makes it a rare opportunity not to be missed. Contact us at Pattinson Estate Agents to arrange a viewing of this remarkable family home.

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

Council Tax Band: D

Tenure: Freehold

Price: offers in Excess of £295,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Private low maintenance cobble block paved garden/driveway leading to entrance and garage, gated access to rear aspect;



## Porch

Composite part glazed door leading to entrance complemented by double glazed window, Kardean flooring, Upvc part glazed door leading to hallway;



## Porch.



## Hallway

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



## Hallway.



## Cloak

Double glazed window to front aspect, vanity wash hand basin, w/c, gas central heating chrome towel radiator, feature tiled walls, ceramic tiled flooring;



## Lounge

Double glazed bay window to front aspect, gas fire complemented by Lime Stone fire surround, gas central heating radiator, kardean flooring;



## Lounge.



## Open Plan Kitchen / Dining Room.

### Kitchen / Diner

A range of wall and base units, breakfast bar with contrasting work surfaces, ceramic sink with mixer tap over, tiled splash backs, integrated electric oven, gas hob with extractor over, integrated fridge freezer, built in storage, gas central heating radiator, recess lighting, karndeian flooring, double glazed window to rear aspect, french doors to conservatory, door to;



### Kitchen / Diner.



**Kitchen / Diner..**



**Kitchen / Diner...**



**Kitchen / Diner.....**



**Dining Room**



**Dining Room.**



## Utility

A range of wall and base units with contrasting work surfaces, ceramic sink with mixer tap over, plumbing for washing machine, combi boiler, gas central heating radiator, kardean flooring, double glazed window to rear aspect;



## Conservatory

Thermal Conservatory roof complemented by double glazed windows, electric radiator, kardean flooring, french doors leading to large rear South Facing Garden;



## First Floor Landing

Double glazed window to side aspect, loft access, built in storage, gas central heating radiator, doors to;



## Master Bedroom.

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



## Master Bedroom..



## En-suite

A suite comprising; Double walk in shower, fixed glazed screen with mains shower over, vanity wash hand basin, w/c, gas central heating radiator, tiled walls & flooring, double glazed, double glazed window to front aspect;



## En-suite.



## Bedroom Two

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



## Bedroom Two.



## Bedroom Three

Double glazed window to rear aspect, gas central heating radiator



## Bedroom Three.



## Bedroom Four / Office

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



## Bedroom Four/Office.



## Family Bathroom

A four piece family bathroom suite comprising; Bath, shower cubicle with mains shower over, vanity wash hand basin, w/c, shaving point, feature tiled walls, ceramic tiled flooring, gas central heating radiator, double glazed window to rear aspect;



## Family Bathroom.



## External Rear

Large private enclosed South Facing lawned garden complemented by block paved patio a further paved patio leading from conservatory, large decorative stone area to side, external water source, external lighting, gated access to front aspect;



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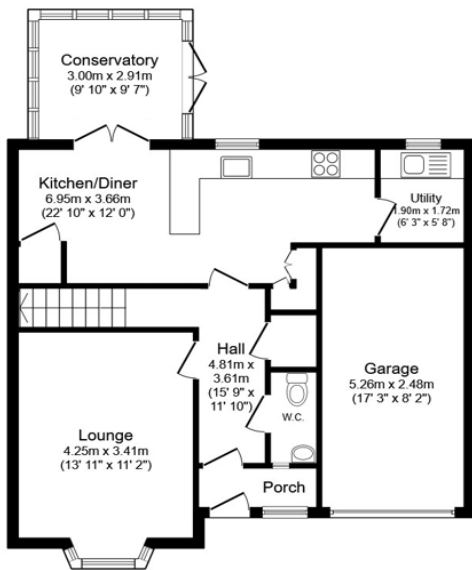
## External Rear.



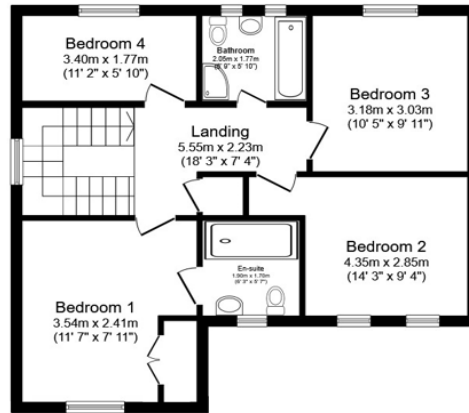
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## External Rear..





**Ground Floor**  
Floor area 74.4 sq.m. (800 sq.ft.)



**First Floor**  
Floor area 59.4 sq.m. (640 sq.ft.)

Total floor area: 133.8 sq.m. (1,440 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	78
(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	

Cedar Drive, Jarrow, Tyne and Wear, NE32 4BF

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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