



### 3 bed detached house to buy in

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

# £280,000

🛏 x 3 🚿 x 2 🚻 x 2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ SPACIOUS THREE BEDROOM DETACHED (The Cotswolds)
- ✓ OPEN LOUNGE LOUNGE / DINING ROOM
- ✓ NEWLY INSTALLED KITCHEN
- ✓ TWO FAMILY BATHROOMS / GROUND FLOOR CLOAK
- ✓ 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 fabulous Three Bedroom Detached family home to the market, located on the highly sought-after Berkeley Close, Cotswolds, Boldon Colliery.

Upon entering, you can immediately appreciate the potential of this delightful home, which boasts an impressive footprint, situated on the entrance to this popular cul-de-sac location. The spacious lounge is bright and airy, leading onto a dining area and the large conservatory space beyond. Completing the ground floor is a large modern fitted kitchen, offering ample cupboard space and work surfaces with an integrated electric oven and hob, overlooking the large rear garden and patio area.

Complimenting the residence are three spacious bedrooms upstairs, the main bedroom benefiting from en suite facilities, in addition to the modern family bathroom.

There's no doubt that this impressive detached family home on the ever popular Cotswolds Estate offers a wealth of fabulous living space. If you are searching for the perfect family home, this residence is an exciting opportunity not to be missed.

Briefly comprises; Porch / Entrance Hall, Lounge / Dining Room / Conservatory / Kitchen / Cloak. To the first floor lies the Principle Bedroom with En-Suite , Two further Bedrooms & the Family Bathroom. Externally to the front is large lawned Garden Driveway and large Garage and to the rear a large Garden with paved patio area!

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

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

Council Tax Band: D

Tenure: Freehold

Price: offers in region of £280,000

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 well maintained lawned garden, gated access to rear aspect, paved driveway leading to garage and entrance;



## Porch

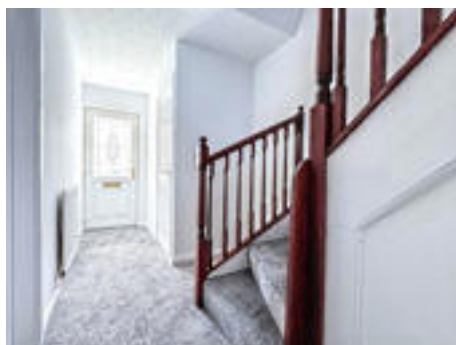
1.92m x 0.72m (6'3" x 2'4")

Upvc double glazed sliding patio door leading to entrance. composite vinyl flooring;

## Hallway

4.59m x 1.82m (15'0" x 5'11")

Upvc part glazed door leading to hallway, stairs to first floor, gas central heating radiator;



## Ground Floor Cloak

1.64m x 0.72m (5'4" x 2'4")

Double glazed window to front aspect, pedestal wash hand basin, w.c, gas central heating chrome towel radiator, vinyl flooring;



## Lounge

4.73m x 3.51m (15'6" x 11'6")

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



## Lounge.



## Dining Room

3.04m x 2.60m (9'11" x 8'6")

Sling patio door leading to conservatory, gas central heating radiator;



## Conservatory

3.49m x 2.31m (11'5" x 7'6")

Double glazed windows complemented by sliding patio door leading to large rear well maintained garden;



## Kitchen

3.52m x 2.72m (11'6" x 8'11")

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



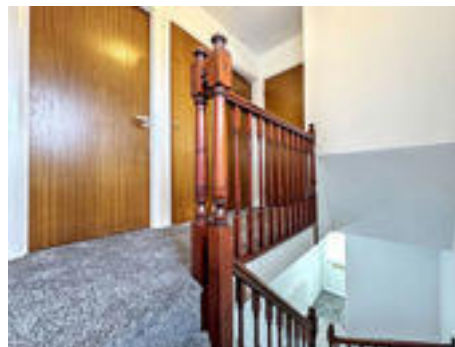
## Kitchen.



## First Floor Landing

2.69m x 1.88m (8'9" x 6'2")

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



## Bedroom One

4.31m x 3.52m (14'1" x 11'6")

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



## En-suite

A suite comprising; Shower cubicle with mains shower over, pedestal wash hand basin, w.c, gas central heating radiator, shaving point, part tiled walls, vinyl flooring, double glazed window to rear aspect;



## En-suite.



## Bedroom Two

3.46m x 3.45m (11'4" x 11'3")

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



## Bedroom Three

2.48m x 2.24m (8'1" x 7'4")

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



## Family Bathroom

2.34m x 1.86m (7'8" x 6'1")

A suite comprising; Bath with mains shower over, vanity wash hand basin, w.c, built in storage, gas central heating radiator, shaving point, vinyl flooring, double glazed window to rear aspect;



## External Rear

Private enclosed lawned garden, large paved patio leading from conservatory, gated access to front aspect, external water source;



## External Rear.



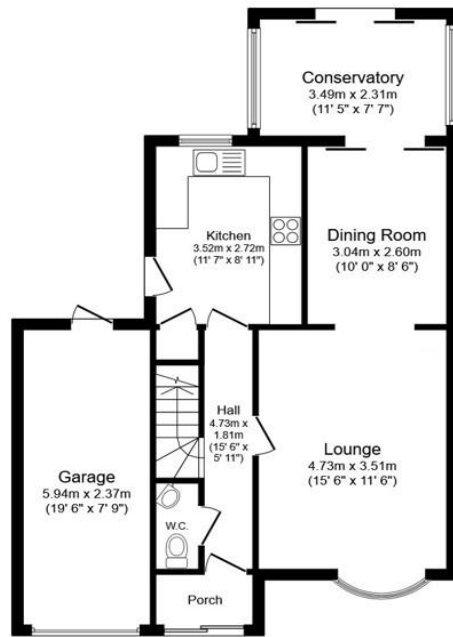
## External Rear..



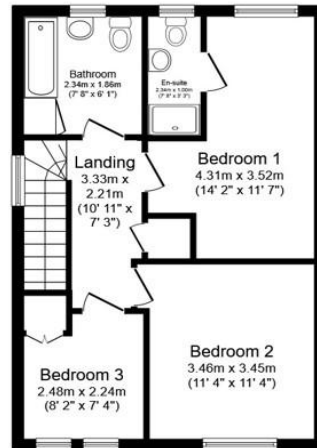
## **Garage**

*5.99m x 2.37m (19'7" x 7'9")*

Spacious garage, Up & Over garage door, combi boiler, single glazed window to rear aspect, door leading to large rear garden;



**Ground Floor**  
 Floor area 71.0 sq.m. (765 sq.ft.)



**First Floor**  
 Floor area 45.2 sq.m. (487 sq.ft.)

Total floor area: 116.3 sq.m. (1,252 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

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