



Bridle Path, East Boldon, Tyne and Wear. NE36 0PA

This exquisite two bedroom bungalow offers stunning and private accommodation in a superb location. With private driveway, landscaped garden with decking and courtyard space to the side in addition to flexible living and dining spaces inside, this property is not to be missed.



£425,000 Freehold

PROPERTY DESCRIPTION

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This aspirational residence boasts a large driveway offering ample parking space with electric vehicle charging port. Upon entering the home, you are welcomed by a large lounge with a beautiful feature exposed brick wall at the centre around the multi-fuel stove, providing heat to the full property in addition to advanced radiators that can retain heat for 8 hours.

The fully integrated high-specification kitchen comes complete with a sleek coffee machine and provides convenient access to the private courtyard at the side with space for seating and a log store.

The home also leads onto a dining room to the rear with access to the sunroom and garden with sliding doors. These flexible living space can be tailored to your needs, and features a perfect sunroom to be enjoyed, overlooking the landscaped garden and decking, as well as a private garden with a tranquil pond. Experience luxury living in this beautiful bungalow in a sought after area, combining modern amenities with timeless charm.

The property has two double bedrooms offering plenty of double wardrobes and the principal bedroom features French doors providing access to the garden. features an ideal office space at the rear of the home that is adaptable to even be used as a dressing room.

This residence is the perfect accommodation in a popular village and must be viewed to fully appreciate. East Boldon provides access to the main commuting corridors of the A19, A184, A1(M) being only a short drive from Durham, Newcastle, Sunderland & South Tyneside respectively. East Boldon Metro station is also a short walk away. The village has a local front street of pubs, restaurants and retail amenities only a five minute drive away at Boldon Leisure Park. It is also in the catchment area of a number of well regarded schools.

Please contact us to arrange your exclusive appointment.

FEATURES

- Double Driveway with Electric Vehicle Charging Point
- Fully Integrated Designer Kitchen with Coffee Machine
- Stunning Two Bedroom Detached Bungalow
- Ideal Office/Dressing Room Space to the Rear
- Beautiful Landscaped Private Garden with Pond
- Perfect Sun Room Overlooking Rear West Facing Garden
- Private Paved Courtyard Space to the Side
- Council Tax Band - D



ROOM DESCRIPTIONS

WC

1.3m x 1.3m (4' 3" x 4' 3")

Hallway

2.3m x 1.3m (7' 7" x 4' 3")

Lounge

3.9m x 6.8m (12' 10" x 22' 4")

Dining Room

3.9m x 3.7m (12' 10" x 12' 2")

Kitchen

3.7m x 3.7m (12' 2" x 12' 2")

Bathroom

2.6m x 2.5m (8' 6" x 8' 2")

Primary Bedroom

3.3m x 4.6m (10' 10" x 15' 1")

Bedroom

2.4m x 4.9m (7' 10" x 16' 1")

Study

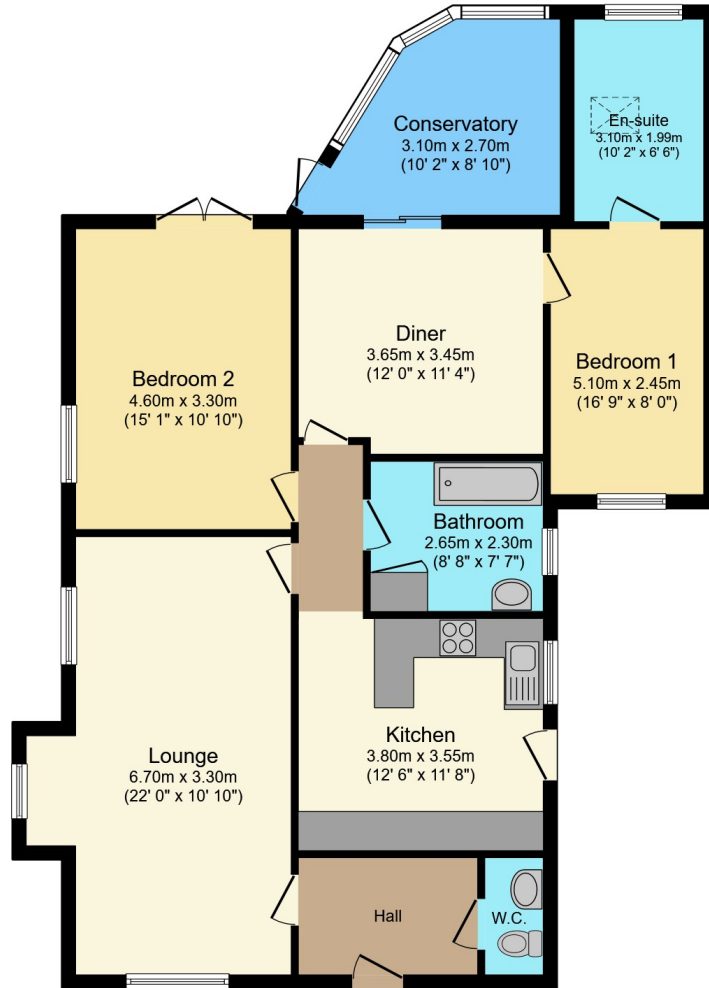
2.7m x 3.2m (8' 10" x 10' 6")

Sunroom

3.3m x 3.2m (10' 10" x 10' 6")



FLOORPLAN & EPC



Total floor area 109.6 sq.m. (1,180 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |

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