



- 4 Bedroomed Detached
- 2 Reception Rooms
- Extension
- Allocated Parking Bay

## 10 Boldon Lea , Boldon Colliery, NE35 9BT

Offers In Region Of £349,995

Browns are pleased to bring to the market this beautifully presented 4 bedroomed detached family home in the newly constituted Boldon Lea Estate. Situated in a popular location of Boldon with links to Newcastle via the A184 and links to Sunderland Via A19 to Sunderland.



## Property Description

Browns are pleased to bring to the market this beautifully presented 4 bedroomed detached family home in the newly constituted Boldon Lea Estate. Situated in a popular location of Boldon with links to Newcastle via the A184 and links to Sunderland Via A19 to Sunderland. This impressive property boasts a extended living area giving a larger than normal square footage. The property is entered via a large hallway with modern, yet traditional panelling and light tiled flooring that reflects the light making this hallway and inviting. The large extended living room gives a royal feel with its grand bookcases and marble fire. The panelled walls encase the room and the dual windows, one of which is a large bay which floods the room with light. A beautiful room. The second reception would make a fabulous dining room. The continuity of the panelling continues through to this room and the light from the front window makes this a bright and airy room. The kitchen / Diner has been extended and has dual patio doors leading to the impressive garden, which is very large which is perfect for those summer family gatherings. It is partly paved with a grass area. The kitchen is a light walnut with cream and black marble affect bench tops. The cream floor tiles flow through to the dining area which has a second set of patio doors into the garden. The ground floor also benefits from a w/c. To the second floor are 4 double bedrooms, the master with Ensuite and a family bathroom. The large master suite is situated to the front of the property and currently houses a large four poster bed and has white fitted wardrobes. The Ensuite shower room has a modern navy vanity and mosaic tiled walls. The second bedroom is a double bedroom at the rear of the property with white panelling and grey painted walls and grey carpet. Bedroom 3 is again a double bedroom to the rear with grey walls and cream carpet. Bedroom 4 is currently used as a large walk in wardrobe. The family bathroom is a white suite with shower over bath with chrome waterfall shower and glass shower screen. A white vanity houses the sink and toilet. Externally the property has vast views over the looking the greens, perfect for those dog walks!

It is recommended to view the 3D Virtual Tour on this Advert!!





### **HALLWAY**

A large hallway with modern, yet traditional panelling and light tiled flooring that reflects the light making this hallway and inviting

### **LIVING ROOM**

The large extended living room gives a royal feel with its grand bookcases and marble fire. The panelled walls encase the room and the dual windows, one of which is a large bay which floods the room with light. A beautiful room.

### **DINING ROOM**

The second reception would make a fabulous dining room. The continuity of the panelling continues through to this room and the light from the front window makes this a bright and airy room.



### **KITCHEN**

The kitchen / Diner has been extended and has dual patio doors leading to the impressive garden, which is very large which is perfect for those summer family gatherings. It is partly paved with a grass area. The kitchen is a light walnut with cream and black marble affect bench tops

### **DOWNSTAIRS W/C**

White plastered walls, White Suite, and Cream Tiled Flooring.



### **MASTER BEDROOM**

The large master suite is situated to the front of the property and currently houses a large four poster bed and has white fitted wardrobes.

### **ENSUITE**

The Ensuite shower room has a modern navy vanity and mosaic tiled walls

### **BEDROOM 2**

The second bedroom is a double bedroom at the rear of the property with white panelling and grey painted walls and grey

carpet.

### **BEDROOM 3**

Bedroom 3 is again a double bedroom to the rear with grey walls and cream carpet

### **BEDROOM 4**

Bedroom 4 is currently used as a large walk-in wardrobe

### **BATHROOM**

The family bathroom is a white suite with shower over bath with chrome waterfall shower and glass shower screen. A white vanity houses the sink and toilet

EPC  
Goes  
Here



# Floorplans go here

9-11 Dean Road, South Shields,  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements