









Tucked away in a quiet cul-de-sac situation on a generous woodland plot backing onto Whitburn Point Nature Reserve and Souter Lighthouse, which are owned and managed by the National Trust, and with direct access to a pathway taking you to magnificent clifftops and down to Whitburn Beach, this special, four bedroom detached home is indeed a rare introduction to the market, as properties very seldomly become available in this particular part of this executive development. It is sure to be of considerable interest to those families who wish to live in a coastal location featuring superb leafy backwater!

Owned by our clients from new; the property and its plot were selected exclusively for their close proximity to the coastal headland favoured by a huge selection of migrating birds, which is a mecca for ornithologists!

The rear gardens enjoy a woodland design which was lovingly created over a 30 year period by our clients and was specifically landscaped to attract the migrating birds for which this stretch of coast is renowned.

Available with no upward chain, the property occupies an enviable position on the estate which is perfect for those families who wish to live within this peaceful position. Internal accommodation comprises reception hall with ground floor WC, ground floor study, lounge, dining room, kitchen with large utility, four first floor bedrooms, an en-suite shower room and family bathroom. Externally; in addition to the outstanding woodland gardens to the rear, the property has a large drive to the front with off street parking for up to four cars, attractive lawned gardens and a double garage to the side with remote control doors and electric car charging point.

MAIN ROOMS AND DIMENSIONS

Within easy reach of Whitburn Village's outstanding amenities including shops, cafes, local pubs and micro breweries, the property is also placed for Whitburn Academy and superb walks along Whitburn's magnificent headland and down to award winning Blue Flag beaches. Sunderland City Centre, South Shields and Newcastle Upon Tyne are all within easy commuting distance and an excellent selection of major roads lead through to wider North East conurbation. Something quite special, this superb home should be viewed as a matter of urgency to avoid disappointment!

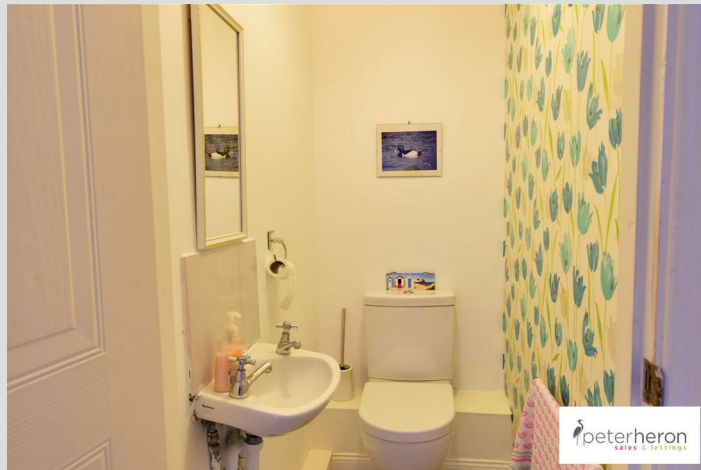
Ground Floor

UPVC double glazed door to

Reception Hall

Spindle balustrade staircase, understairs storage cupboard, single radiator.

Ground Floor WC



Low level WC with wall mounted washbasin - white suite with tied splashbacks, vinyl flooring, single radiator.

Study 8'3" x 10'1"



UPVC double glazed window overlooking lawned gardens to the front, single radiator.

Living Room 16'9" x 11'4"



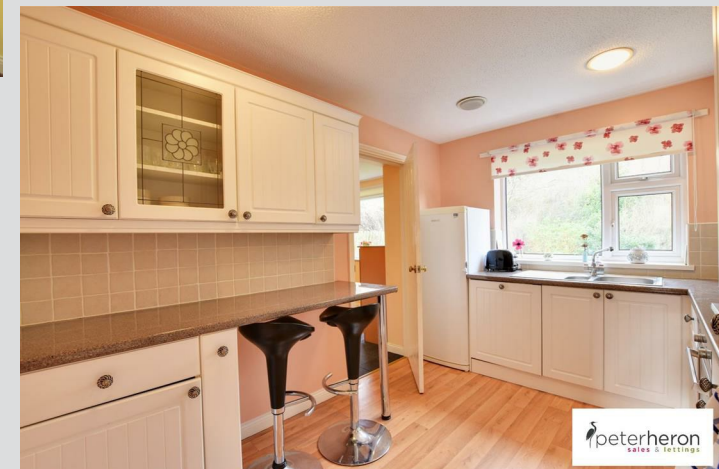
Electric fire with Adam style surround, marble insert and hearth, wood effect laminate flooring, double radiator, aluminium double glazed sliding patio doors leading out into spacious mature gardens, secondary window with UPVC double glazed window also sharing out look to rear gardens, double Georgian design glazed doors to the adjacent dining room.

Dining Room 12'4" x 9'2"



UPVC double glazed to the front, radiator and coved corning.

Kitchen 8'8" x 11'3"



Base and eye level units with stone coloured working surfaces incorporating a single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer tap overlooking rear gardens, gas hob with built under electric oven and overhead extractor hood, space for fridge freezer, integrated dishwasher, tiled splashbacks, breakfast bar, glass fronted display cabinets, wood effect vinyl flooring, interconnecting door to utility/office. UPVC double glazed window to rear. Single radiator.

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MAIN ROOMS AND DIMENSIONS

Utility/Office 7'8" x 16'3"



Selection of fitted cupboards, single drainer stainless steel sink unit with plumbing for washer and space for tumble dryer. UPVC double glazed windows overlooking rear gardens. UPVC double glazed door, single radiator and interconnecting door to garage.

First Floor Landing

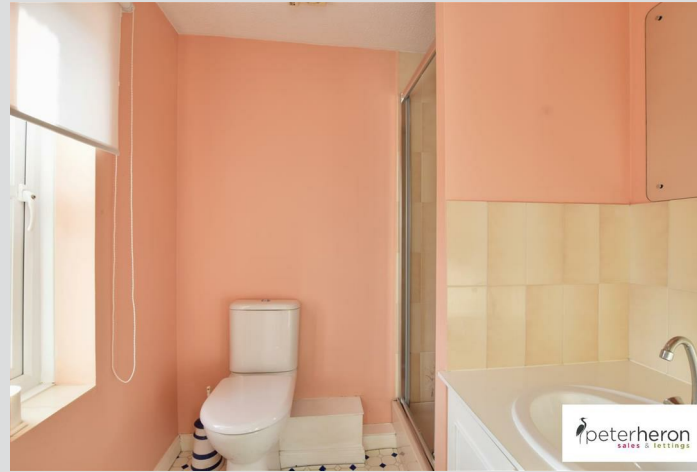
Airing cupboard.

Master Bedroom (front) 9'2" x 14'2"



UPVC double glazed window to front, fitted wardrobes and overhead cupboards, bedside cabinets, single radiator.

En-Suite Shower Room



Low level WC, washbasin vanity unit with cupboards under, step in shower cubicle - white suite with tiled splashbacks, vinyl flooring, single radiator, UPVC double glazed window to front, electric shaving socket, fitted mirror, ceiling mounted extractor unit.

Bedroom 2 (front) 11'5" x 10'3"



UPVC double glazed window to front, single radiator, fitted wardrobes, overhead cupboards and dressing table.

Bedroom 3 (rear) 9'6" x 9'8"



UPVC double glazed windows overlooking magnificent rear

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MAIN ROOMS AND DIMENSIONS

gardens which in turn back onto Whitburn Point Nature Reserve, and single radiator.

Bedroom 4 8'1" x 9'6"



UPVC double glazed windows to rear overlooking rear gardens, single radiator.

Family Bathroom



Low level WC, washbasin vanity unit with cupboards under, panel bath with overhead shower - white suite with part tiled walls, UPVC double glazed window, double radiator, vinyl flooring.

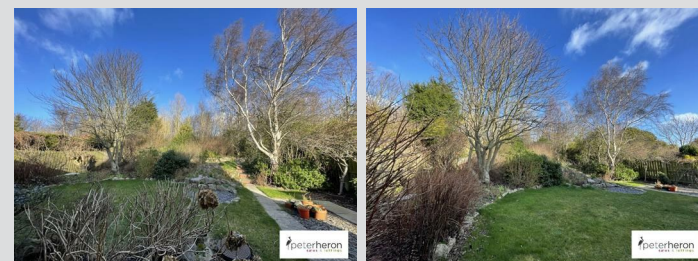
Front Exterior

Double width drive with additional parking and Hammerhead to the front of the gardens, gardens are well established with attractive lawns and mature trees and shrubs.

Double Garage 16'7" x 17'6"

The double garage, accessed via the utility, with 2x remote control insulated roller shutter doors, wall mounted gas boiler serving hot water and radiators and Pod point electric car charger.

Rear Exterior



Spacious mature gardens to the rear designed by our clients to attract wildlife featuring a selection of mature trees, shrubs and enjoying a lovely sloping site offering the optimum of privacy and with a gate providing access directly onto nearby beaches and into Whitburn Point nature Reserve.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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MAIN ROOMS AND DIMENSIONS

particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

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Sea Road Viewings

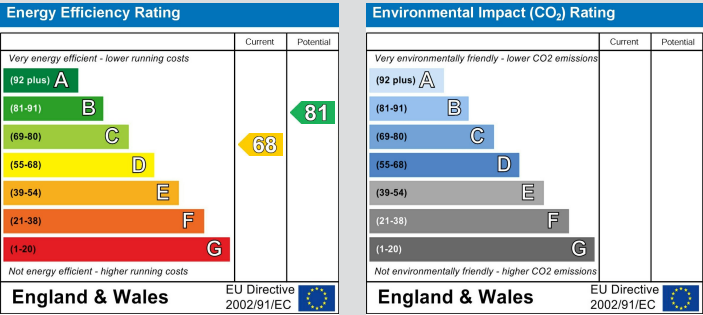
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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