Shearwater, Whitburn, Sunderland £475,000

Occupying a generous south west facing garden plot, this larger style four bedroom detached home boasting a ground floor extension and ground floor study, offers well proportioned living accommodation ideal for that space hungry family.
Fashionably located with this exclusive modern development on the edge of the village of Whitburn and within easy reach of lovely cliff top and coastal walks, this wonderful home is finished to a beautiful standard throughout and offers tasteful internal decor.
Accommodation comprises: reception hall with cloaks cupboard and washroom, lounge, dining room, sun lounge, study/family room, breakfasting kitchen with separate utility, four first floor bedrooms, an en-suite shower room to the principal bedroom and a recently refitted family bathroom.
Benefiting from gas central heating and UPVC double glazing, the property externally has spacious gardens to the front and side with a double width drive providing off street parking for up to three cars, an electric car charge point, extra wide attached garage with Hormann remote control door and floored loft space; whilst to the rear and side there are generous south and west facing gardens which have been beautifully landscaped and feature manicured lawns, various patio seating areas and established borders.
Occupying a quiet situation on this executive development which is a favourite with all families due to close proximity to Whitburn Academy, this outstanding home is sure to command a huge level of interest and immediate internal inspection is unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Double glazed Composite door to

Reception Hall
Oak flooring, turned spindle balustrade staircase with understairs storage cupboard, radiator.

Ground Floor WC
Low level WC, wall mounted washbasin with tiled splashback - attractive white suite tiled floor, single radiator, UPVC double glazed window to front.

Lounge 12'0 x 18'0
Into square bay with UPVC double glazed windows to front, living flame gas fire with polished stone surround, insert and hearth, coved cornicing to ceiling, double radiator, double part glazed doors to

Dining Room 9'4 x 12'0
Double radiator, open plan to

Sun Lounge 10'1 x 15'6
UPVC double glazed windows to front and side, UPVC double glazed French doors providing access out onto west facing gardens, double radiator, Travertine marble flooring, double part glazed doors to

Breakfasting Kitchen 12'3 x 26'10 maximum dimensions
Extensive selection of oak based and eye level units incorporating granite working surfaces and under bench sink unit with pedestal mixer tap, integrated appliances include a stove five burner ring oven with griddle and overhead extractor hood, Travertine marble splashback, integrated dishwasher, space and plumbing for American style fridge freezer, high level larder drawers, fitted shelving, Travertine marble tiled splashbacks, UPVC double glazed windows to rear overlooking the gardens, two double radiators, halogen downlights.

Utility 6'4 x 10'0
Good selection of oak base and eye level units with granite working surfaces and Travertine marble splashbacks, Travertine tiled flooring, integrated tumble dryer, integrated automatic washing machine, UPVC double glazed window to rear, UPVC double glazed door to side, single radiator, halogen downlights.

Study/Family Room 7'9 x 12'5
UPVC double glazed window to front, single radiator, oak flooring.

First Floor Landing
Access point to loft.

Principal Bedroom 12'3 x 13'7
Oak wardrobes with sliding doors, UPVC double glazed window to rear, single radiator.

En-Suite Shower Room 6'1 x 6'4
Low level WC, wall mounted washbasin, corner shower cubicle - attractive white suite with wall and floor tiles, electric shaver point, mirror fronted medicine cabinet, heated towel rail, UPVC double glazed window to rear.

Bedroom 2 11'7 x 10'5
UPVC double glazed window to front, wonderful sea views single radiator.

Bedroom 3 10'4 x 13'6
Oak wardrobes, single radiator, UPVC double glazed window window to rear.

Bedroom 4 8'5 x 11'9
Oak wardrobes, UPVC double glazed window to front taking in sea views, single radiator.

Bathroom
Low level WC with concealed cistern, washbasin vanity unit with cupboards under and overhead mirror with downlights, large walk in shower enclosure with Rainforest head and secondary riser, recess shelving with downlights, panel bath with central taps - attractive white suite with wall and floor tiles, heated towel rail, ceiling mounted extractor unit, LED downlights, UPVC double glazed window to front.

Front & Side Exterior
Large laid to lawn gardens to the front and side with double drive with electric car charge point, providing off street parking for up to three cars leading to garage.

Double Garage 16'1 x 18'0
Hormann remote control retractable door, wall mounted Worcester Bosch Green star 42Ci condensing combination boiler serving hot water and radiators, access point to storage space in roof void, access via folding timber ladder. Floored loft space. UPVC double glazed window to side.

Rear Exterior
beautifully landscaped gardens to the rear and side featuring manicured lawns and various patio seating areas taking in the sunshine all day long due to its south westerly aspect, the borders are well established with a good selection of trees and shrubs and impressive perennials. To the rear there is also external light and cold water supply.

Council Tax Band
We have been advised by our Clients this property is Council Tax Band F and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

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.

MAIN ROOMS AND DIMENSIONS

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

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