













An imposing, award winning architect designed bespoke 4 bedroom detached dwelling with integrated double garage offering an enviable and highly sought after cliff top position along Sunderland's magnificent coastline and boasting unrivalled panoramic coastal views.

This unique home internally comprises a large open plan living room dining room and kitchen with beautiful 'Newcastle Kitchen and Bedroom Company' joinery throughout complete with AEG integrated appliances and butlers pantry, reception hall, cloakroom, ground floor WC, a guest suite with bedroom and shower room, utility whilst at first floor level there is a principle suite with bedroom walk in wardrobe and shower room, 2 further bedrooms, a butler kitchen and family bathroom; all of which are complimented by a stunning first floor living room with extensive glazing and balcony offering unrestricted sea views.

The property itself was commissioned and designed by Fitz Architects in 2018 resulting in a high calibre dwelling perfect for those discerning purchasers looking for something special! Features of note include smart programmable lighting, Sonos music system to principle rooms, underfloor heating throughout, Deuren bespoke grey oak internal doors throughout, low maintenance landscaped gardens and a large block paved drive serving the integral garage.

Set within easy walking distance of Whitburn Village Centre with it's boutique shops, public houses, cafés, micropubs together with excellent schooling facilities nearby, the historic Village of Whitburn offers excellent commuting links through to Sunderland City Centre, South Shields town centre and is also 20 minutes or so by car into the centre of Newcastle-upon-Tyne. Well served by excellent transport links including East Boldon and Seaburn Metro stations which also offer superb services to the wider North East region.

Internal inspection is unreservedly recommended!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an aluminium entrance door by Topic with glazed side panels, full height glazing leading up to an atrium.

## Atrium Landing



With a black ash open tread staircase with glazed balustrade leading to the first floor, full height glazing through the rear void to the first floor, underfloor heating, smart programmable lighting, stairwash lighting and porcelain tiling.

## Reception Hall

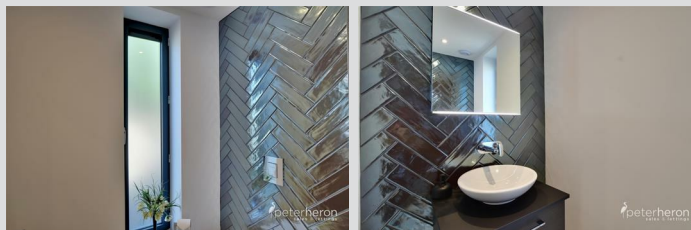


With porcelain tiling, underfloor heating, prewiring for electric gates/comms and low level lighting.

## Cloakroom

Fitted shelving and hanging rails, underfloor heating manifold, underfloor heating, Sonos Amps, router, CCTV DVR, burglar alarm control, motion sensor lighting and porcelain floor tiles.

## Ground Floor WC



With a Villeroy and Boch wall hung rimless WC, Villeroy and Boch hand basin vanity unit, with cupboards under and a Grohe mixer tap. Handmade feature wall tiling, LED touch control mirror, porcelain floor tiling and underfloor heating.

## Living/Dining Room Open Plan to Kitchen 16'8" x 20'0" then 14'2" x 14'4" maximum width int



A stunning and well equipped kitchen by Newcastle Kitchen and Bedroom Company complete with wall and base units with dekon work surfaces over incorporating an inset stainless steel sink unit with a Quooker boiler tap, a central island and a breakfast bar. Integrated appliances include an AEG double oven and steam oven, fridge freezer, dishwasher and induction hob. There's a butlers pantry with sliding pocket doors, integrated microwave and dekon work surface.

Full height triple aspect glazing with dual sliding Schuco doors to the covered patio area, large format porcelain floor tiling, underfloor heating, programmable smart lighting, Sonos music system, Evonic feature programmable electric fire, electric Somfy programmable blinds and a floor to ceiling glazed door to the hallway.

## Guest Suite / Bedroom 4 16'7" x 14'7" incorporating en-suite



With Somfy programmable electric blinds, underfloor heating, fitted spotlights, fitted carpet and open to the en-suite.

## Guest En-Suite



With a tiled shower area, Villeroy and Boch wall hung rimless WC, Villeroy and Boch hand basin set into vanity with cupboards under. There's also underfloor heating, LED touch control mirror, towel radiator and porcelain floor tiles.

## Utility Room 7'10" x 10'11"

With fitted storage cupboards and worktop, space and plumbing provided for automatic washing machine and tumble dryer, underfloor heating, porcelain floor tiling, underfloor heating manifold, motion sensor lighting and doors to the plant room, integral double garage and to the rear garden.

## Plant Room

Housing the boiler, domestic hot water storage and water filtration system.

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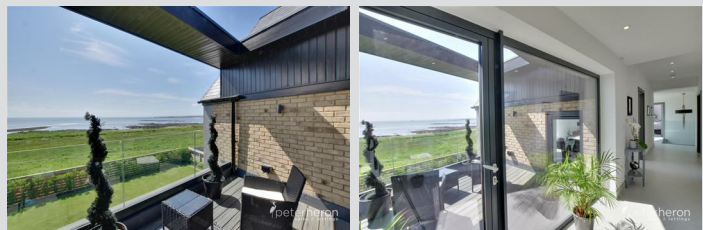
# MAIN ROOMS AND DIMENSIONS

## First Floor Landing



Picture window providing sea views, a chandelier, underfloor heating and porcelain floor tiling.  
Picture window and French door providing access directly onto

## Balcony



With a glazed balustrade, Trex composite decking and external lighting. Uninterrupted panoramic Sea and Coastal Views.

## Butlers Kitchen 6'11" x 6'9"



Fitted with storage cupboards and and worktop incorporating a stainless steel sink with mixer tap, integrated fridge with freezer compartment, underfloor heating manifold, hatch to loft, porcelain floor tiles and underfloor heating.

## Living Room 16'3" x 19'2"



With a vaulted ceiling, Velux programmable sky light with remote control shades, full height glazing with unrestricted sea views, triple aspect glazing, Somfy programmable electric blind, smart programmable lighting system, wall mounted TV, Sonos music and surround system, wall lights, porcelain tiles and underfloor heating.

## Principle Suite 16'7" x 26'11" incorporating en-suite



With a vaulted ceiling, full height glazing with unrestricted sea views, Somfy programmable electric blind, Velux programmable skylight with remote control shades, crystal chandelier, Sonos music system, smart programmable lighting, fitted carpet and underfloor heating. Leading to the ensuite shower room and dressing room.

## En-Suite Shower Room



Fitted with a Villeroy and Boch wall hung rimless WC, Villeroy and Boch double hand basin set into vanity with cupboards under, large tiled shower area with a glazed screen, Grohe shower control and square rain shower head and secondary hand unit. There's LED lighting above the wall mirror, Sonos speaker, slimline storage cupboard, towel radiator and underfloor heating.

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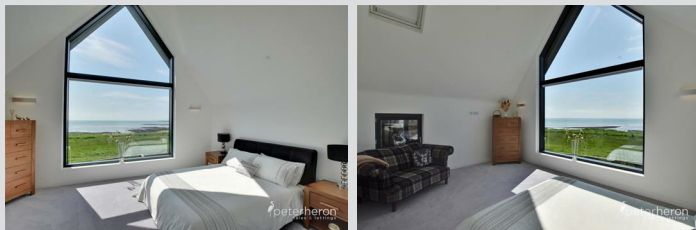


# MAIN ROOMS AND DIMENSIONS

## Dressing Room

With a dresser unit, hanging space with glazed drawer storage, hatch to the loft, fitted carpet and underfloor heating.

## Bedroom 2 16'7" x 12'8"



With a vaulted ceiling, Velux programmable sky light with remote control shades, full height glazing with unrestricted sea views, dual aspect glazing, Somfy programmable electric blinds, wiring for TV, wall lights, fitted carpet and underfloor heating.

## Bedroom 3 16'8" x 10'4"



With dual aspect glazing, roller blind, wiring for a TV, hatch for loft access, fitted carpet and underfloor heating.

## Family Bathroom



Villeroy and Boch wall hung rimless WC, Villeroy and Boch hand basin set into vanity with cupboards below and a free standing bath with mixer tap and shower attachment. There's a LED touch control mirror, slimline storage cupboard, towel radiator, feature wall tiles, porcelain floor tiling and underfloor heating.

## Outside

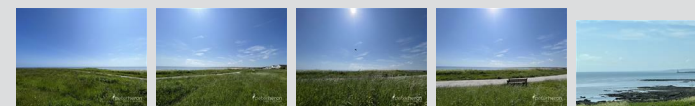


To the front of the property there's a private block paved driveway providing parking for numerous cars, lawned areas to the front and side and a low maintenance garden to the rear. There's also wiring for electric gates, a porcelain tiled patio area and programmable lights for the driveway and external lighting.

## Garage 18'6" x 17'0"

With a remote operated sectional insulated door.

## Views



## 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.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but

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# MAIN ROOMS AND DIMENSIONS

must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

### Council Tax Band

The Council Tax Band is Band G

### Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

### Sea Road Viewings

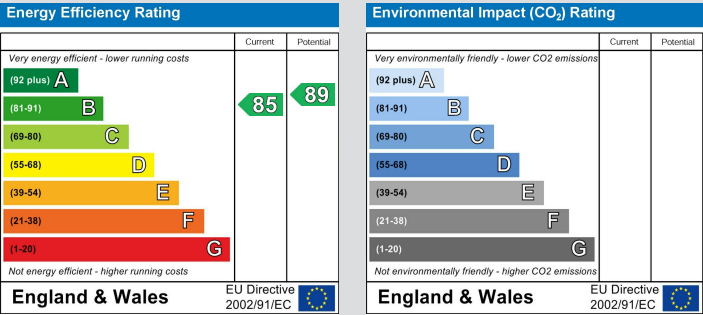
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

### Opening Times

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

### Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



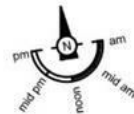
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Ground Floor  
Approximate Floor Area  
(153.54 sq.m)



First Floor  
Approximate Floor Area  
(146.59 sq.m)

17 Markham Avenue