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Nestled in the desirable South Bents estate, set midway between Seaburn and Whitburn, Glaisdale Drive presents an exceptional opportunity to acquire a charming semi-detached dormer bungalow. sitting within a larger than average corner plot at the head of this quiet cul de sac. This delightful property boasts three spacious double bedrooms and a well-appointed bathroom, making it ideal for families or those seeking a comfortable retirement home.

As you enter, you are welcomed by an inviting entrance porch leading to a reception hall serving a generous lounge and dining room offering ample space for relaxation and entertaining, while the modern fitted kitchen, equipped with integrated appliances, is perfect for culinary enthusiasts. The ground floor also features a double bedroom and bathroom.

Venture upstairs to discover two additional double bedrooms, offering both privacy and convenience, whilst there is also additional space in the eaves allowing for further expansion into an ensuite bathroom if desired (subject to planning approval). The property benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout.

Set within a generous corner plot, the exterior of the bungalow is equally impressive, featuring beautifully maintained gardens to the front, side, and rear., which also boasts a magnificent patio seating area. The long drive provides off-street parking for up to two vehicles, along with a detached garage for additional storage.

With a lovely leafy backdrop, this home is perfectly positioned between Whitburn and Seaburn, granting immediate access to award-winning Blue Flag beaches and a variety of local amenities. Finished to a high standard and ready for you to move in, this property is a must-see. We highly recommend an internal inspection to fully appreciate all that this lovely bungalow has to offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature doors.

### Entrance Vestibule

Decorative tiled floor, glazed door to hall.

### Reception Hall



Herringbone patterned oak effect LVT flooring.

### Lounge 12'0" x 16'2"



Into bay with UPVC double glazed windows overlooking gardens to the front, single radiator, arched alcove.

### Living Room 12'0" x 16'4"



Into bay with UPVC double glazed French doors leading out into rear garden, Herringbone patterned oak effect LVT flooring, feature fireplace with exposed brickwork and wood effect mantel. Understairs storage space (currently used as a dog pen). Double radiator.

### Kitchen 10'10" x 10'10"



Selection of base and eye level units with marble effect work surfaces and tiled splashbacks incorporating stainless steel sink unit with pedestal mixer tap, integrated appliances include a four burner gas hob to the island with overhead extractor, wine cooler, double electric oven, dishwasher, automatic washer/dryer, and fridge freezer. UPVC double glazed window to rear, contemporary design column radiator, Herringbone patterned oak effect LVT flooring.

### Bedroom 1 (front) 12'0" x 10'9"



UPVC double glazed window to front, double radiator.

## Bathroom



Low level WC, wall mounted washbasin with pedestal mixer tap, free standing double ended bath with floor mounted pedestal tap with shower mixer, large walk in shower enclosure - attractive white suite with tiled floor, Herrington patterned part tiled walls, UPVC double glazed windows, electric shaver point, wall mounted extractor unit, contemporary design vertical radiator and heated towel rail.

### First Floor Landing

### Bedroom 2 (rear) 11'10" x 12'0"



UPVC double glazed dormer window to rear, double radiators, built in wardrobes with hanging rails, door to large loft space which would allow for further expansion to the property subject to the appropriate planning approval.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 (front) 11'1" x 12'1"



UPVC double glazed dormer window to front, double radiator, built in wardrobes with hanging rails and fitted shelving.

## Outside



Laid to lawn gardens to the front with driveway providing off street parking for two cars leading to a detached brick garage with roller shutter door. Spacious lawned garden to the rear occupying a corner plot and capturing sunshine all day long. Large patio seating area with raised borders featuring mature olive trees, external sockets to the patio area.

## Garage 16'7" x 9'0"

## Council Tax Band

The Council Tax Band is Band D.

## Tenure Freehold

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

## Important Notice - Particulars

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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 £300.00 by Movewithus Ltd.

## Sea Road Viewings

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

## 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.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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