









Occupying a generous south west facing garden plot, this larger style four bedroom detached home boasting a ground floor extension, offers well proportioned living accommodation ideal for that space hungry family.

Finished to a beautiful standard throughout and with tasteful internal decor, the property features external accommodation comprising reception hall with cloaks cupboard and ground floor 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 recently refitted family bathroom.

Benefiting from gas central heating, UPVC double glazing, the property externally has spacious gardens to the front and side with double drive providing off street parking for up to three cars, an electric 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 therefore highly recommended to avoid disappointment.

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.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

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.

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

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of 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.

Important Notice Part 2

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 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.

Sea Road Viewings

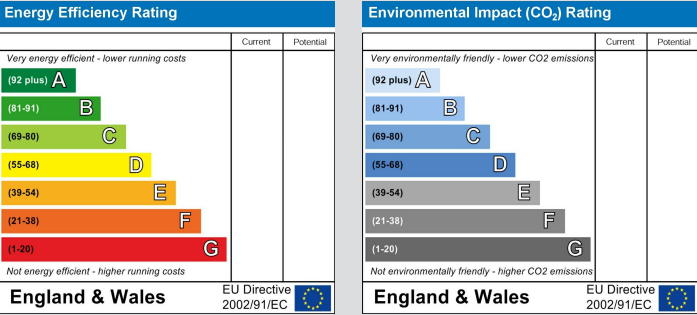
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS