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sales &



Without doubt one of the finest examples of its kind on the open market today, this tastefully appointed three bedroom detached home set on an imposing plot overlooking a green to the front, offers a fresh contemporary living space ideal for those families searching for a "Turnkey" coastal home.

With bespoke fittings throughout and features of note include cast iron burning stove to living room, walk in wardrobe and en-suite to the principal bedroom, solid oak flooring to the ground floor and plantation shutters to most windows. Internal accommodation comprises entrance porch, reception hall with ground floor WC, lounge, living kitchen with integrated appliances and island, three first floor bedrooms and a bathroom, whilst it also benefits from gas central heating, UPVC double glazing and externally boasts attractive landscaped gardens to the front and side which enjoy a westerly aspect and a double drive to the rear with garage.

Situated just off Dene Lane in a set back position and screened by mature trees on a green in front, the property is perfect for families who require immediate access to local shops, good schools, Seaburn Metro station and award winning Blue Flag beaches at the nearby sea front. Something quite special, this outstanding home can only be fully appreciated upon internal inspection.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to porch.

## Entrance Porch

Tiled floor, vaulted ceiling and glazed oak door leading to hallway.

## Reception Hall



Spindle balustrade oak staircase, solid oak flooring, period style column radiator and oak wall panelling.

## Lounge 20'0" x 11'10"



UPVC double glazed windows to west aspect with plantation shutters, UPVC double glazed French doors leading out to gardens with plantation shutters, solid oak flooring, large Inglenook fireplace with cast iron multi fuel stove, live edged oak mantle, granite tiled hearth, oak panelling to alcove and period style column radiator.

## Living Kitchen 22'2" x 12'7"



Beautifully crafted with an extensive range of base and floor to ceiling units with marble effect Minerva Quartz worktops and splashbacks incorporating an inset brass coloured sink unit and pedestal mixer tap, integrated appliances include KKT Kolbe induction hob with overhead extractor hood, twin KKT Kolbe fan assisted side by side electric ovens, one of which is a combination microwave, automatic washing machine, tumble dryer, dishwasher, side by side full height larder, refrigerator and freezer. The impressive large island with Quartz worktop and a built in wine cabinet forms the centrepiece of the room and features a seating area for four people. Overhead Tom Dixon lighting. Cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, built in broom cupboard, UPVC double glazed windows to side elevation with plantation shutters and UPVC double glazed French doors with plantation shutters leading out into gardens.

## Dining Area



LED downlights to ceiling, Herringbone pattern wood effect porcelain floor tiles, fitted shelving.

## Rear Lobby

Wall and floor tiles, UPVC double glazed door leading out into gardens.

## Ground Floor WC

Low level WC with washbasin vanity unit - attractive white suite with part tiled walls and UPVC double glazed window with plantation shutters.

## First Floor Landing



Access point to loft and UPVC double glazed window with plantation shutters to rear.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 12'7" x 12'6"



UPVC double glazed windows to front with plantation shutters, period style column radiator and walk in wardrobe. Oak glazed sliding door to en-suite.

## En-Suite Shower Room



Low level WC, washbasin vanity unit with drawers under, walk in shower enclosure with overhead rose and shower mixer tap and handheld riser - attractive white suite with wall and floor tiles, wall mounted ladder design heated towel rail and illuminated mirror.

## Bedroom 2 11'5" x 11'11"



UPVC double glazed windows with plantation shutters to side elevation taking in distant sea views towards Cleaton Hills, wall panelling and period style radiator.

## Bedroom 3 10'8" x 11'11"



UPVC double glazed windows to front with plantation shutters, fitted wardrobes and period style column radiator.

## Bathroom 9'1" x 6'11"



Maximum dimensions into large shower cubicle with rainforest shower head and handheld riser - recessed

shelving, low level WC with concealed cistern, washbasin vanity unit with drawers under, free standing double ended bath with wall mounted shower mixer taps - attractive white suite with wall and floor tiles, wall mounted period style column radiator, LED downlights and UPVC double glazed windows with plantation shutters.

## Outside



Attractive gardens to the front and side with screening offering an optimum level of privacy, weeping Birch tree, attractive lawns, patio seating area to western side of garden accessed directly from the kitchen. External electricity supply with lighting. Double length drive accessed via lockable sliding gates leading to garage with remote control electric roller shutter door.

## Garage 8'2" x 14'6"

## 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

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

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# MAIN ROOMS AND DIMENSIONS

be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 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.

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 £210.00 by Movewithus Ltd.

## Sea Road Viewings

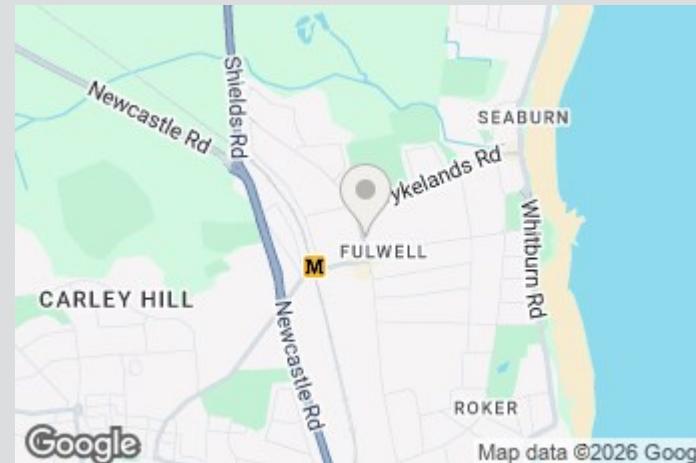
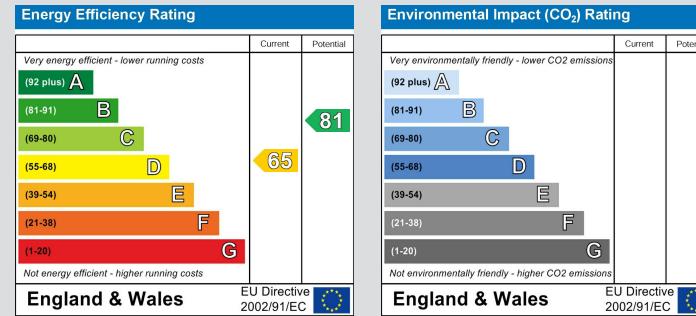
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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Approximate total area<sup>(1)</sup>

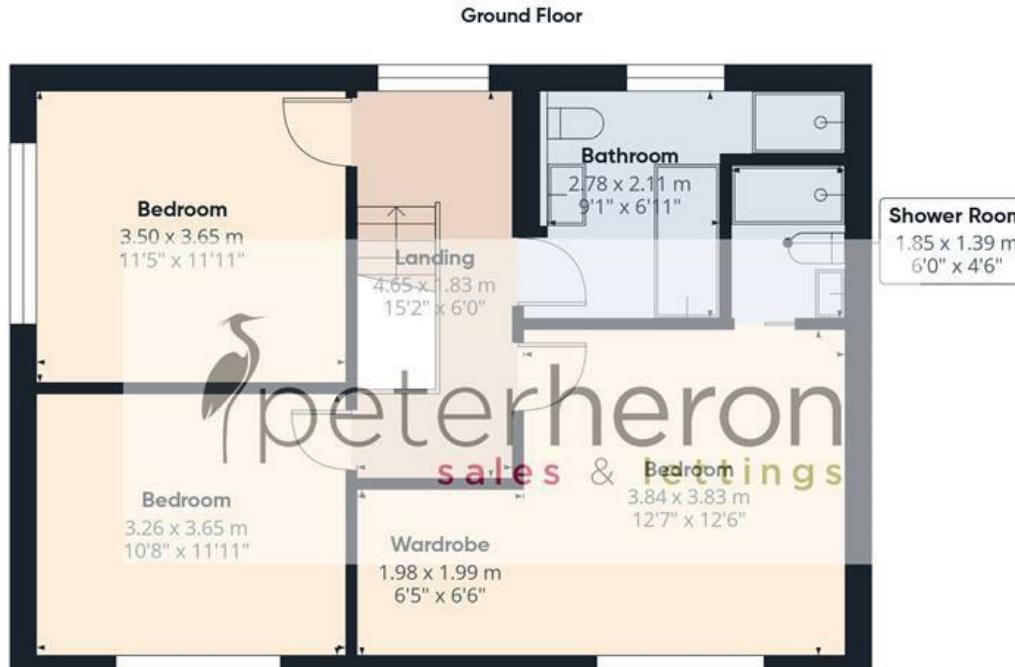
122 m<sup>2</sup>

1314 ft<sup>2</sup>

Reduced headroom

0.5 m<sup>2</sup>

5 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.