

We are privileged to welcome to the market this impressive bespoke architect designed detached smart home property set close to the stunning clifftops of Whitburn on the ever fashionable Nicholas Avenue estate. All just a stone's throw from award winning Blue Flag beaches and wonderful coastal walks, this stunning six bedroom home is situated in the highly sought after location within easy walking distance of Whitburn village centre with its excellent amenities and close to hand restaurants, shops and local schools.

The property has been built to a very high specification by our client and offers a stunning interior carrying a host of outstanding features including a Loxone Home Automation system, under floor heating throughout with intelligent time and temperature controls to each room, modern bathroom suites, a beautiful kitchen, home cinema with HD4K projector, 190 inch screen with 9.1 surround speaker system, Deuren made to measure hardwood veneer matching door sets throughout, an open atrium in the hallway with a truly stunning custom made glass and oak staircase, electric blinds, multiroom sound system and lighting controls throughout.

The generous yet versatile living space is arranged over three floors and briefly comprises of reception hall with ground floor cloakroom, home office, sitting room with wood burning stove, home cinema, large open plan living kitchen with bi-folding doors leading out into the landscaped rear gardens, five first floor bedrooms, four of which have en-suite facilities. To the second floor a wonderful open area/mezzanine with a Juliet balcony opening out onto wonderful coastal views and the master bedroom with walk in wardrobe together with a shower room which also features a commercial grade steam room. To the exterior there is a large college sett driveway which has been beautiful landscaped with Topiary and smart uplighting and gardens to the rear which enjoy a southerly aspect.

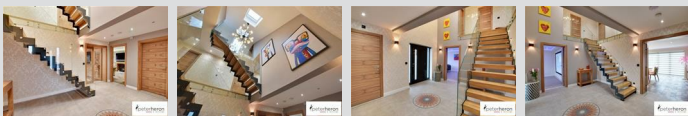
MAIN ROOMS AND DIMENSIONS

Perfect for those discerning families who dream it is to own a home by the coast, this stunning property must be viewed internally to fully appreciate the many fine features it has to offer.

Ground Floor

Triple glazed Schuco door to front entrance with fingerprint recognition and discrete backlit handle. Loxone door video entry system with keypad and RFID scanner give fully remote monitoring and entry activation

Reception Hall



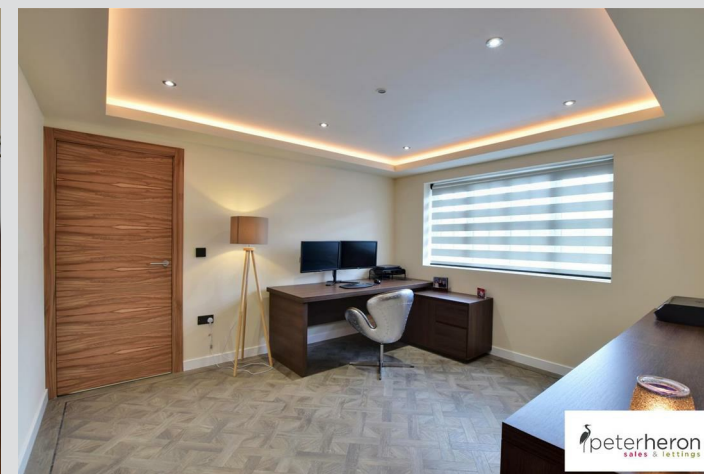
Bespoke steel, oak and glass zig zag staircase with low level courtesy lighting, leading up to first and second floor. Atrium up to 2nd floor level. Sputnik design ceiling light, wall lights, Amtico flooring with central feature, Deuren hardwood doors with individual walnut veneering serving

Ground Floor WC



Villeroy and Boch wall mounted low level WC with concealed cistern, matching V & B wall mounted washbasin vanity unit with cupboards under and Hansgrohe Axor Stark Organic pillar tap - attractive white suite with mosaic tiled splashbacks, UPVC double glazed window to front elevation, ceiling mounted extractor fan, Amtico flooring. Heatmiser room thermostat serving under floor heating.

Home Office 11'6" x 12'6"



Amtico basket weave wooden effect flooring, UPVC double glazed windows to front elevation, pelmet to ceiling with ambient colour pelmet lighting, LED downlights to ceiling, Heatmiser room thermostat serving under floor heating. HD TV and internet points.

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MAIN ROOMS AND DIMENSIONS

Sitting Room 17'1" x 11'8"



Inglenook fireplace with solid oak mantel, wood burning cast iron stove, Quartz hearth, Amtico flooring, UPVC double glazed French doors leading out into the rear garden, pelmet with ambient colour lighting, LED downlights to ceiling, Heatmiser room thermostat serving under floor heating. Wall preparation for flat screen TV and Sonos sound bar and sub woofer.

Home Cinema 12'11" x 16'6"



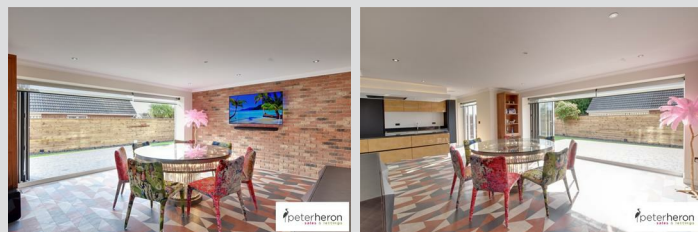
Into square bay window with seating area incorporating a Quartz countertop with ambient colour downlighting and UPVC double glazed windows overlooking the front garden, Amtico flooring, Heatmiser room thermostat serving under floor heating, pelmet to ceiling with ambient colour lighting, HD4K Projector with 190 inch acoustic transparent screen,

Denon amplifier, 9.1 speaker system featuring four wall speakers, two ceiling speakers, three speakers behind the projector screen and sub woofer. In ceiling mounted projector, flush mounted drop down projector. Bosch wine cooler discreetly concealed in a contemporary design unit, and tasteful quartz bar seating area.

Living Kitchen



Living Room/Kitchen 14'8" x 17'5"



Living area which is large enough to house dining table and sofas, Amtico flooring, Heatmiser room thermostat serving under floor heating, wall preparation for flat screen TV, Sonos sound bar and subwoofer, UPVC double glazed 4.5m

bi-folding doors, home automation access point, LED downlights to ceiling. Loxone home automation interface tablet. Open plan to

Kitchen 12'2" x 17'5"



Contemporary style high gloss Beech and matt black kitchen incorporating a black Quartz working surfaces and upstands together with under bench sink, Quooker 5 in 1 instant boiling water chilled filter and sparkling water pedestal tap, hexagonal mosaic tiled splashbacks, AEG five burner induction hob with ceiling canopy housing a AEG flush mounted extractor system with LED downlights. 3m x 1.20m island with AEG hob in, storage space either side. Kickplates, low level lighting, AEG fan assisted oven, AEG combination oven with warming drawer under, full height integrated AEG fridge and freezers, integrated AGE dishwasher, integrated bin system, courtesy lighting under worktops, LED downlights to ceiling, UPVC double glazed French doors leading out into rear gardens, Amtico flooring.

First Floor Landing

LED downlights, two storage cupboards.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 15'6" x 13'1"



Maximum dimensions into an extensive range of fitted wardrobes, overhead cupboards, drawers, dressing table, fitted shelving and bedstead with hydraulic pop up sockets/wireless chargers, UPVC double glazed window to front elevation taking in distant sea views to the side. Heatmiser room thermostat serving under floor heating. HD TV and internet points.

En-Suite Shower Room



Villeroy and Boch wall mounted low level WC with concealed cistern, wall mounted washbasin vanity unit with cupboards under and Hansgrohe Axor Stark Organic pillar tap, walk in shower enclosure with Hansgrohe Rainshower

head and second hand held riser, Home automation speaker system to ceiling, ceiling mounted extractor unit, LED downlights, UPVC double glazed window, contemporary design heated towel rail.

Bedroom 3 13'1" x 13'3"



Good selection of extensive range of fitted wardrobes with overhead cupboards, drawers and bedstead with hydraulic pop up sockets/wireless charger, wall preparation for flat screen TV with motorised power arm, UPVC double glazed French doors with Juliet Balcony taking in views of the seas to the South. Heatmiser room thermostat serving under floor heating. HD TV and internet points.

Jack & Jill En-Suite Shower Room



Villeroy and Boch wall mounted low level WC with

concealed cistern, wall mounted washbasin vanity unit with cupboards under and Hansgrohe Axor Stark Organic pillar tap, walk in shower enclosure with Grohe 3 option rainshower and second hand held riser, Home automation speaker system to ceiling, ceiling mounted extractor unit, LED downlights, UPVC double glazed window, contemporary design heated towel rail. Shared with bedrooms 3 and 5.

Bedroom 5/Gym 9'2" x 8'3"



UPVC double glazed window taking in views to the South including Cleadons Hills, Home automation speaker system, Heatmiser room thermostat serving under floor heating. HD TV and internet points.

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MAIN ROOMS AND DIMENSIONS

Bedroom 4/Office 14'0" x 5'11"



UPVC double glazed window to front elevation, Heatmiser room thermostat serving under floor heating. HD TV and internet points.

Bedroom 1 12'8" x 11'8"



UPVC double glazed French doors with Juliet Balcony taking views to the south and distant sea views to the side, Heatmiser room thermostat serving under floor heating. HD TV and internet points.

Walk in Wardrobe



Fully fitted with hanging rails, shelving and drawers. Serving access to en-suite.

En-Suite Bathroom 10'1" x 11'7"



Maximum dimensions into bay with UPVC double glazed window to front elevation. The suite features a Villeroy and Boch wall mounted low level WC with concealed cistern, matching larger style V & B wall mounted washbasin vanity unit with drawers under, Hansgrohe 2 option rain shower and handheld riser, large walk in shower, Victoria and Albert Cabrits freestanding bath with matching floor mounted Hansgrohe Axor Stark Organic tap. Wall mounted smart TV connected to the home automation, speaker system to the

ceiling, Heatmiser room thermostat serving under floor heating, wall and floor tiles, contemporary design wall mounted heated towel rail, extractor system.

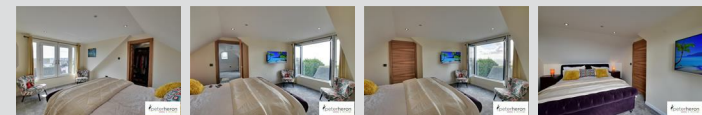
Second Floor Landing

Velux windows to North and East aspects, UPVC double glazed French doors opening out onto Juliet Balcony and taking in panoramic views from East to the South to the West incorporating the sea, Roker Piers, Cleadon Hills beyond and the Stadium of Light. Large eaves storage cupboard.

Principal Suite with Living Area



Bedroom 15'2" x 11'4"



UPVC double glazed French doors with Juliet Balcony taking in panoramic views from East to the South to the West incorporating the sea, Roker Piers, Cleadon Hills beyond and the Stadium of Light. Eaves storage cupboard. Wall preparation for flat screen TV with motorised arm. Heatmiser room thermostat serving under floor heating.

Large Walk in Closet

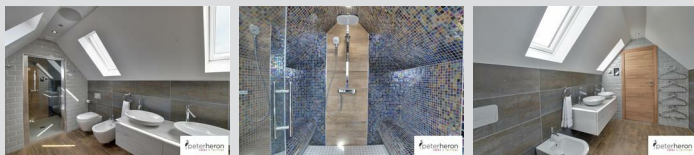
Fully fitted with hanging rails, shelving and drawers. Double depth area for rotation of winter and summer wardrobe.

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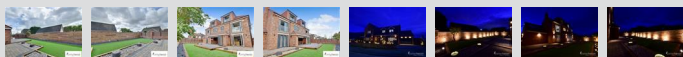
MAIN ROOMS AND DIMENSIONS

En-Suite Shower Room 10'9" x 6'7"



Villeroy and Boch suite with low level WC with concealed cistern, Villeroy and Boch bidet, His and Hers Loop and Friends vanity washbasin with pedestal mixer taps, Villeroy and Boch underlit vanity unit with drawers under, Velux windows to South, East and West aspects, glazed door to steam room with mosaic tiling and seating areas, Hansgrohe 3in1 surface mounted shower with fixed Rainforest shower head, head jet and hand held riser, commercial grade Oceanic steam room with touchpad controller and fragrance pump. Wall and floor tiles, heated towel rail, Heatmiser room thermostat serving under floor heating.

Outside



College set driveway with multiple off street parking spaces, planters areas with Topiary and smart Phillips Hue uplighting, GRP aluminium composite fencing and side gates providing access to landscaped gardens to the rear. Large college set patio seating area with railway sleeper edging, illuminated water features, artificial lawn, while various electrical sockets, lighting, two external weatherproof speakers connected to the home automation system. second side passage providing access via gate to the front driveway.

Garage 13'11" x 18'8"

Electric remote control sectional door, access point to roof space with storage facility via folding timber ladders, a wall

mounted Worcester Bosch system boiler serving underfloor heating system, hot water throughout the property complimented by a solar thermal heating system with 400litre hot water system, twin coil storage cylinder. Base units with large stainless steel sink unit with professional mixer tap, space and plumbing for automatic washing machine, space for tumble dryer, Loxone Home automation system control panel, comms cabinet with switches to a home network system. HD Neo video HD matrix system delivering HD television throughout the property.

Council Tax Band

The Council Tax Band is Band D.

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.

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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

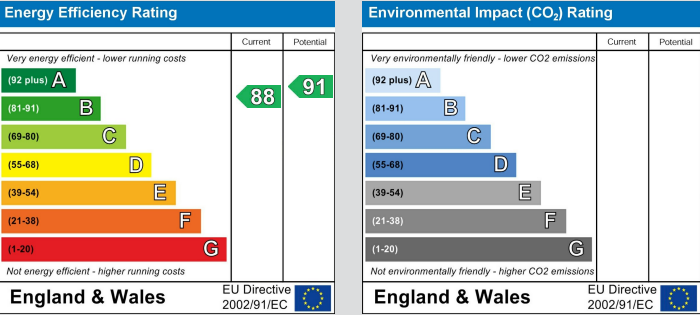
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Ground Floor
Approximate Floor Area
(117.80 sq.m)



First Floor
Approximate Floor Area
(105.89 sq.m)



Second Floor
Approximate Floor Area
(67.26 sq.m)

2 Markham Avenue