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**Range View**, Whitburn, Sunderland

£625,000


GP03 WGP
S40 RDX


S40 RDX







Situated on a maturing exclusive, executive development this larger style 5 bedroom detached property finished to a high specification throughout and with a wealth of additional features; backs directly onto Greenbelt and boasts uninterrupted panoramic sea views from the North to South!
Something quite special, this immaculate home is perfect for those discerning purchasers who require a "Turnkey" Coastal property with generous living space!
The well proportioned living accommodation comprises five bedrooms, three bathrooms, two reception rooms, a high specification kitchen with high end integrated appliances including twin Miele Wine coolers and twin Neff Fridge freezers and island together with a glass fronted illuminated drinks cabinet; making this space ideal for entertaining; especially with its wonderful indoor/outdoor flow into the rear gardens. Externally, there are attractive landscaped gardens to the front, side and rear and a large six car drive to the side with double garage.
With a host of features including a first floor sea facing balcony from the master bedroom, solid walnut staircase and internal doors, Porcelanosa tiling throughout the property, an underfloor heating system, crystal chandeliers to most rooms, a hot tub to the rear garden from where you can enjoy the sea views, large garage/workshop with a raised roof which would allow a car lift and bespoke fitted cabinets and drawers, Cat 5 structured cabling throughout the property (perfect for home workers), built in Bowers and Wilkins sound system to the lounge which connects directly into the built in TV and remote control smart lighting, to name a few
Occupying arguably one of the best positions on this highly desirable exclusive clifftop development, the property is well placed for outstanding amenities and is walking distance from Whitburn Academy, Whitburn village centre and award winning Blue Flag beaches.
Immediate viewing is essential to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**

**Covered Open Portico**
Cedar lined ceiling and downlights, Composite door leading to

**Imposing Reception Hall**
Solid Walnut and glass staircase with downlight, feature chandelier to ceiling, coved cornicing to ceiling, Porcelanosa tiled floor with under floor heating system, room thermostat, alarm control panel. Double part glazed doors to dining room.

**Cloakroom 4'6" x 5'9"**
Low level WC with concealed cistern, wash bowl vanity unit with drawers under - attractive white suite, fitted mirror with lighting, LED downlights, Porcelanosa wall and floor tiles with under floor heating, UPVC double glazed window to front, ceiling mounted extractor unit.

**Dining Room 13'11" x 9'10"**
UPVC double glazed bi-folding doors leading onto spacious rear gardens overlooking the sea, contemporary design radiator, Porcelanosa floor tiles with under floor heating, LED downlights, pendant lights and dimmer switch. Room thermostat for the under floor heating. Open plan to

**Lounge 11'11" x 24'2"**
UPVC double glazed window to twin aspects with double French doors leading out into the rear gardens, outstanding sea views, coved cornicing to ceiling, crystal ceiling mounted lights, sound system provided by Bowes and Wilkins to the ceilings and walls and connecting to the wall mounted built in flat screen TV. Room thermostat for the under floor heating.

**Kitchen 13'6" x 18'11"**
Bespoke "Callerton Kitchen & Interiors" kitchen featuring an extensive range of glass fronted and stone fronted base and eye level units, incorporating Corian resin working surfaces with inset Franke single drainer stainless steel sink unit with pedestal water tap plus instant boiling water tap, feature island to the centre of the kitchen with seating area for four people and integrated appliances within the kitchen include a Neff induction Teppanyaki style hob with inset overhead extractor hood, built within feature canopy with uplighting, Neff dishwasher, two matching integrated fridge freezers, Neff slide and hide steam oven with deep set plate warmers, Neff integrated combination microwave oven, and second fan assisted oven with steam oven. To the island there are two Miele wine coolers both of which have soft touch and close control, glass fronted illuminate drinks cabinet, worktop lighting, uplights, plaster coved cornicing to ceiling, under floor heating with Porcelanosa floor tiles, UPVC double glazed French doors leading out onto a Raku hardwood timber decked seating area overlooking the gardens with sea views beyond. Room thermostat for the under floor heating. Wall preparation for flat screen TV, contemporary design radiator, interconnecting door to

**Walk in Laundry**
Fitted cupboards with ergonomically designed housing units for automatic washing machine and tumble dryer, double doors lead to large storage cupboard with wall mounted Baxi Mega flow system boiler with the manifold for the Wet under floor heating to the ground floor. UPVC double glazed window to front, Porcelanosa tiled floor with under floor heating.

**First Floor Landing**
Access point to partially floored loft, feature crystal chandelier, plaster coved cornicing, contemporary design radiator.

**Master Bedroom 10'5" x 14'0"**
Built in wardrobes, coved cornicing, contemporary radiator, UPVC double glazed window to side and double glazed sliding patio doors onto first floor balcony with Raku hardwood flooring and outstanding views across greenbelt taking in sea views. Cat 5 structured cabling and wall preparation for flat screen TV.

**En-Suite Shower Room**
Low level Vitra V-Care Japanese style WC with wash and dry system, heating and fan, plus courtesy extractor unit, wall mounted washbasin vanity unit with drawers under, overhead mirror fronted medicine cabinet with downlights, large walk in Hansgrohe remote control shower unit, recessed tiled wall with downlights, rainforest shower head with built in lights - high quality white suite with Porcelanosa wall and floor tiles, wall mounted contemporary design heated towel rail, UPVC double glazed window to side with LED downlights.

**Walk in Wardrobe**
Floor to ceiling cabinets with featuring hanging rails and ample drawer space.

**Bedroom 2 (rear) 12'4" x 12'2"**



Into fitted wardrobes, plaster coved cornicing, UPVC double glazed window to rear taking in views across the gardens, greenbelt and sea beyond, contemporary design radiator, crystal chandelier, Cat 5 structured cabling and wall preparation for flat screen TV.

**En-Suite Shower Room**
Wall hung WC with concealed cistern, wall mounted washbasin vanity unit with drawers under, walk in shower enclosure with body jets - attractive white suite with fitted illuminated mirror, heated towel rail, Porcelanosa wall and

floor tiles, UPVC double glazed window to side, ceiling mounted extractor unit, LED downlights.

**Bedroom 3 12'3" x 10'11"**



Into built in wardrobes with hanging rails and fitted shelving, plaster coved cornicing to ceiling, crystal chandelier, UPVC double glazed window to front, contemporary design radiator. Cat 5 structured cabling and wall preparation for flat screen TV.

**Bedroom 4 (rear) 9'9" x 9'9"**



UPVC double glazed windows to rear, contemporary design radiator, plaster coved cornicing to ceiling, crystal chandelier, Cat 5 structured cabling and wall preparation for flat screen TV.

**Bedroom 5 (front) 9'1" x 7'10"**
UPVC double glazed window to front, plaster coved cornicing to ceiling, contemporary design radiator, crystal chandelier, Cat 5 structured cabling and wall preparation for flat screen TV.

**Family Bathroom**
Wall mounted WC with concealed cistern, double ended bottom filling bath with wall mounted taps, wall mounted intelligent control taps, washbasin vanity unit with cupboards and drawers under, overhead mirror fronted medicine cabinet with downlights, fitted wall cupboards - beautiful white suite with Porcelanosa wall and floor tiles, contemporary design chrome heated towel rail, UPVC double glazed window to front, pocket sliding door to built in laundry room with fitted shelving.

**Front Exterior**



Landscaped gardens to the front and side with a large block paved drive providing off street parking up to size cars and leading to a detached double width a GARAGE with bi-folding doors.

**Garage 19'5" x 18'11"**
Fitted with a bespoke selection of garage cabinets and drawers and with a raised ceiling for detailing lift, industrial slat walls for hanging rails, space for fridge freezer, large built in cupboard, radiator and wall mounted Radiant infrared heater, LED downlights, work area for sky TV and computer space, fitted sockets, UPVBC double glazed door to side providing access into spacious rear gardens.

**Rear Exterior**
Spacious rear gardens with attractive landscaping featuring artificial lawns, external lighting, Raku hardwood raised timber decked seating areas to three zones, lovely stone walling and large storage shed to the side. Wonderful views to the east north and south. Large storage shed to the rear of the garage. Built in hot tub where you can enjoy the wonderful sea views.

**Views across Greenbelt & the Sea**

**Range View by Night**



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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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