









Sitting with this exclusive Seaside development positioned just off Pebble Beach, which forms part of Sunderland's magnificent coastline, with a collection of award winning Blue Flag beaches, this surprisingly spacious three bedroom modern link villa offers the perfect opportunity for those who desire is to live by the coast.

The property is one of a few individually designed modern homes situated in a lovely courtyard development and offers comfortable "turn-key" living accommodation decorated to a good standard throughout and offers an easy to maintain and economic to run living space.

Internal accommodation is arranged over two floors and comprises - entrance lobby, reception hall, living room, dining room/bedroom, breakfasting kitchen with separate utility, ground floor cloakroom/WC, three first floor bedrooms, some with sea views and a bathroom. Externally there are paved gardens to the front and west facing gardens to the rear, garage in a nearby block and residents' parking at the entrance of the development. Access to the property is via a discreet, pedestrianised walkway and offers a lovely environment for those who wish to live in a peaceful setting.

# MAIN ROOMS AND DIMENSIONS

Pebble Beach is set adjacent to Whitburn Bents Cottages, a historic landmark in Whitburn and offers immediate access to the beach and is just short stroll from Whitburn Village Centre, with its outstanding local amenities including Latimer's Seafood Deli, the Co-op, micro pubs, the Jolly Sailor pub, together with restaurants, cafes, ice cream parlours and shops. Outstanding clifftop walks can be taken to the North meandering through National Trust Nature Reserves, past Souter Lighthouse and South Shields beyond, whilst a walk to the South along beautiful beaches takes you towards Seaburn and the Piers at Roker. Located close to major roads which lead through to the City Centre, Newcastle Upon Tyne and Durham City, this beautiful home is sure to be of huge interest to many and deserves immediate internal inspection!

## Entrance Hall

### Entrance Lobby

Via UPVC double glazed door. Internal door to

### Reception Hall

With stairs to first floor.

### Living Room 21'7" x 12'0"



UPVC double glazed bay window to the front, UPVC double glazed window to the rear and radiator.

### Dining Room/Bedroom 16'11" x 11'6"



UPVC double glazed window and radiator.

### Kitchen 12'2" x 8'7"



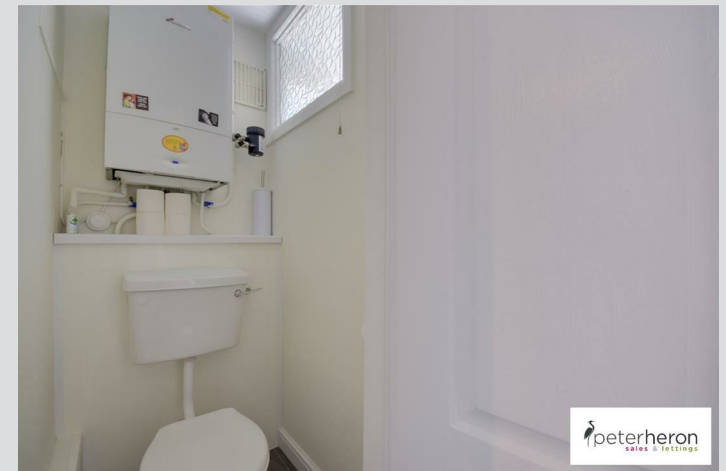
Contemporary base and eye level units with granite coloured working surfaces over incorporating sink and drainer unit, tiled splashbacks, electric hob with electric oven with overhead extractor over, worktop lighting, wood effect flooring, integrated dishwasher, under bench space for fridge, UPVC double glazed window to rear, peninsular breakfast bar.

### Rear Hall/Utility



Space for fridge freezer, space and plumbing for automatic washing machine, space for tumble dryer, and double glazed door to outside. Internal door to WC.

### Cloakroom/WC



W/C, wall mounted gas central heating combination boiler.

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# MAIN ROOMS AND DIMENSIONS

## First Floor Landing

### Bedroom 1 16'9" x 9'6"



UPVC double glazed window, radiator and fitted wardrobes.

### Bedroom 2 11'8" x 9'10"



With loft access, UPVC double glazed window with some sea views, radiator and built in cupboards.

### Bedroom 3 8'9" x 6'11"



UPVC double glazed window and radiator.

### Bathroom 8'11" x 8'9"



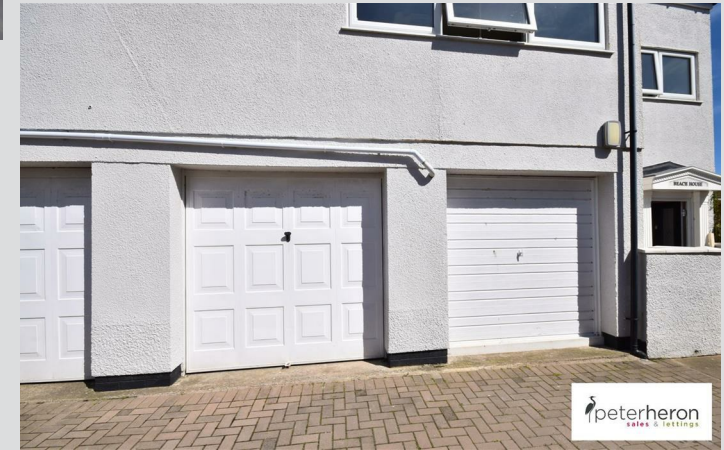
Superb suite comprising low level WC, washbasin, panel bath and separate shower cubicle - white suite, tiled walls and floor, double glazed window.

## Outside



Paved garden to front and west facing enclosed garden to the rear, garage in a nearby block and residents parking at the entrance of the development.

### Garage 19'5" x 8'9"



With up and over door.

## Sea & Beach Views



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# MAIN ROOMS AND DIMENSIONS

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## Sea Road Viewings

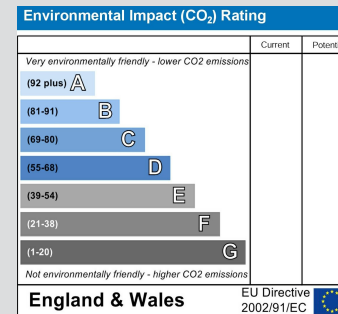
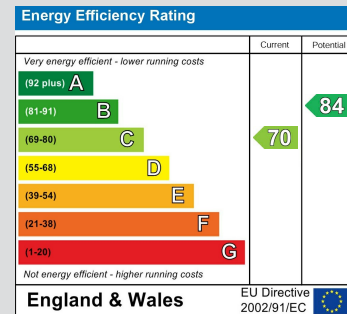
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Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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