









Occupying a head of cul-de-sac position on a corner plot set on the edge of the exclusive "Lowery Park" executive development set within the heart of Seaburn close to the sea front, this 4 Bedroom and 2 Bathroom Detached former "show home" home, offers superb internal living accommodation finished to a high standard throughout and is ideal for those discerning families searching for a high quality home by the coast.

Internally the property features a welcoming reception hall, ground floor WC, front lounge, a bespoke "Terry Lynn Interiors" Living Room Kitchen with bi-folding doors leading out into landscaped west facing rear gardens, utility, four first floor bedrooms, an en-suite shower room and a family bathroom, whilst features of note include a zoned gas central heating system with wet underfloor heating to the ground floor, along with LVT flooring and UPVC double glazing throughout.

To the exterior, there are attractive laid to lawn open plan gardens to the front, extending round to the side, a large block paved drive with off street parking for at least two cars together an integral garage and additional guest parking within the cul-de-sac head.

To the rear of the property, delightful lawned gardens are beautifully landscaped and feature a patio seating area accessed directly from the kitchen and a raised Pergola seating area ideal for "Alfresco" dining.

Ready to move into, this beautiful home sits by award winning Blue Flag beaches and an outstanding range of coastal amenities.

Immediate internal inspection is unreservedly recommended as considerable interest is anticipated.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to reception hall.

Reception Hall



Herringbone pattern wood effect LVT flooring, spindle balustrade staircase, understairs storage cupboard.

Lounge 11'7" x 17'10"



Into square bay with UPVC double glazed windows to front, electric wood burning effect cast iron stove with feature surround and tiled hearth, underfloor heating.

Open Plan Living Room/Kitchen 15'8" x 18'11"



This is a wonderful space perfect for entertaining and families and features a "Terry Lynn Interiors" Bespoke fitted kitchen with a good selection of base and eye level units and Quartz marble effect working surfaces and upstands, integrated appliance include a dishwasher, whilst space is also provided for an American style fridge freezer and range oven. Built in larder with space for microwave, fitted shelving and drawers. Herringbone pattern LVT flooring, UPVC double glazed bi-folding doors to rear providing access out into landscaped gardens.

Utility



Fitted floor cupboards and concrete coloured working surfaces and upstands, plumbing for automatic washing machine, UPVC double glazed window to rear, Herringbone pattern wood effect LVT flooring.

Ground Floor WC



Low level WC and wall mounted washbasin - white suite with part tiled walls, Herringbone pattern wood effect LVT flooring, UPVC double glazed window to rear.

First Floor Landing

Single radiator and access point to loft, built in cupboard.

Principal Bedroom 12'7" x 19'0"



Maximum dimensions into fitted wardrobes with sliding doors, UPVC double glazed windows to front taking in distant sea views, double radiator.

En-Suite Shower Room



Low level WC, wall mounted washbasin and walk in shower

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MAIN ROOMS AND DIMENSIONS

enclosure with sliding glass door and decorative tiled walls - attractive white suite, tile effect LVT flooring, single radiator, UPVC double glazed window to side, ceiling mounted extractor unit.

Bedroom 2 10'0" x 12'5"



Into fitted wardrobes with sliding doors, UPVC double glazed window to front taking in distant sea views, double radiator.

Bedroom 3 12'10" x 10'10" max dimensions into recess



UPVC double glazed windows to rear, single radiator.

Bedroom 4 (rear) 9'2" x 9'10"



UPVC double glazed window to rear, single radiator.

Bathroom



Low level WC, wall mounted washbasin and panel bath with overhead shower and glass screen - attractive white suite

with part tiled walls, wood effect LVT flooring, UPVC double glazed window to side, single radiator.

Outside



Double block paved drive to the front providing access to integral garage with up and over door, additional cul-de-sac parking to the front perfect for guests. Delightful open plan laid to lawn gardens to the front and extending around the side. Single gate to side providing access through to landscaped gardens to the rear with manicured lawns, patio seating area accessed directly from the kitchen. Established borders and a large raised timber decked seating area capturing the afternoon sunshine.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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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MAIN ROOMS AND DIMENSIONS

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Sea Road Viewings

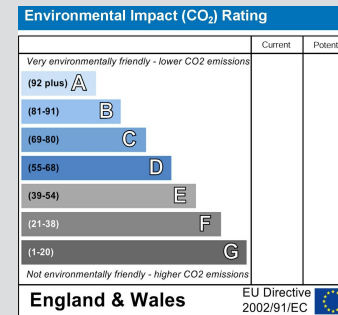
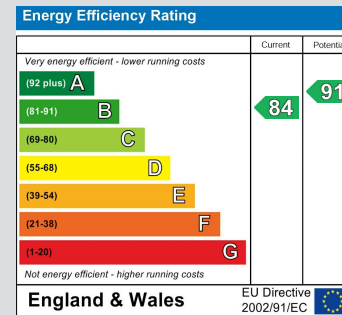
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

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