









Occupying a highly sought after position within an exclusive executive development located just a short stroll from Whitburn Village, this well proportioned 4 bedroom, 2 bathroom and 3 reception room detached home with the added bonus of a ground floor office, perfect for home workers, sits within a lovely plot with attractive south facing gardens to the rear and also boasts a double garage to the side and large drive providing off street parking for numerous cars.

Available with no upward chain, this delightful home is one of only four, well constructed detached properties built by a small independent builder in the 1970's and personally sold by Peter Heron back in the day!

Discretely positioned on a quiet cul-de-sac comprising similar style houses, the whole development sits within the old grounds of Highcroft, where "Alice in Wonderland" Writer, Lewis Carroll, used to spend his summer holidays in the mid 1800's and where the nearby beaches of Whitburn and Seaburn provided inspiration for one of his later books "The Walrus and the Carpenter".

This fine home has had only two owners since built and whilst it would benefit from some updating and modernising, it carries enormous potential and should indeed prove to be very popular with those families who wish to be within this highly sought after and desirable village.

Benefitting from gas central heating and UPVC double glazing, the property is just a short stroll from Sunderland's magnificent coastline and Award Winning Blue Flag beaches and is perfect for Whitburn Village with it's excellent selection of shops, bars, micro pubs and cafés. Properties within this development very rarely become available on the open market and when they do, they're always highly sought after; therefore immediate internal inspection is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed Composite door to

Entrance Porch

With tiled floor, UPVC double glazed French doors to the reception hall.

Reception Hall

With a double radiator, turned staircase, under stairs cloaks cupboard.

Ground Floor Shower Room



Low level WC with concealed cistern, wash basin set into vanity unit with cupboard under, corner shower cubicle - white suite with wall tiles, laminate flooring, inset medicine cabinet with mirror fronted doors, electric shaving point, wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed window.

Lounge 11'6" x 19'3"



UPVC double glazed oriel bay window to the front elevation overlooking gardens to the front, double radiator, arch to the dining room.

Dining Room 10'0" x 12'11"



UPVC double glazed oriel bay window overlooking gardens to the rear, single radiator, laminate flooring, cornice to ceiling, door to kitchen.

Kitchen 12'11" x 8'11"



With a good selection of base and eye level units with granite coloured working surfaces incorporating a single drainer 1 1/2 bowl sink unit with pedestal mixer taps, worktop lighting, low level plinth lighting, illuminated glass

fronted display cabinets with fitted shelving, drawers and plate rack, wine rack, wood effect laminate flooring, integrated appliances include an electric hob with overhead extractor hood and built under electric oven, under bench fridge.

Living Room 22'6" x 10'0" max dimensions



UPVC double glazed sliding patio doors to the rear elevation, UPVC double glazed windows overlooking gardens to the rear, double radiator, second single radiator, door to the garage.

Half Landing

UPVC double glazed windows to front and rear aspects.

First Floor Landing

Double radiator and access point to loft.

Bedroom 1 & 2 12'2" x 13'3" max dimensions into fitted robes



Fitted wardrobes with mirror fronted doors, two UPVC double glazed windows to the rear elevation taking in distant sea views beyond Whitburn Village, 2x single radiators. Please be advised that this one bedroom was formally 2

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MAIN ROOMS AND DIMENSIONS

bedrooms measuring 2.9 x 3.19 and 2.8 x 4.05, however this space has been opened up to create one principle bedroom but can easily be converted back to its original form with the re-introduction of a partition wall and the removal of wardrobes.

Bedroom 3 10'8" x 11'8" max dimensions into fitted robe



Fitted wardrobes with sliding mirror fronted doors, UPVC double glazed windows on the front elevation overlooking gardens.

Bedroom 4 10'8" x 13'0"



Fitted wardrobes, dressing table and over head cupboards, UPVC double glazed window to front elevation, single radiator.

Bathroom



Low level WC, pedestal wash basin, panelled double ended bath, corner shower cubicle - white suite with part tiled walls, vinyl flooring, UPVC double glazed window to side elevation, mirror fronted medicine cabinets, heated towel rail and electric shaving point, LED downlights to ceiling.

Front Exterior



Spacious lawned gardens to the front with well stocked mature borders featuring high level hedging, specimen trees and shrubs.

Large extended drive providing off street parking for numerous cars accessed via wrought iron gates leading to a double garage with remote control electric roller shutter door.

Rear Exterior



Both sides of the house have gates providing access through to spacious mature gardens to the rear which also feature a wonderful patio seating area overlooking the lawned section featuring mature specimen trees and well stocked border's, whilst to the side of the property there is a south facing lawned garden perfect for families and entertaining, featuring a huge patio seating area, mature trees, extensive lawns and a timber shed and this can also provide access via gates to the gardens at the front. The property occupies a plot of approximately 1/4 of an Acre and is perfect for those families who require a generous out door living area.

Garage 17'10" x 15'11"

UPVC double glazed window to side elevation, interconnecting door to house, plumbing for automatic washing machine, space for tumble drier and fridge freezer, work bench with double bowl stainless steel single drainer sink unit with pedestal mixer tap.

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MAIN ROOMS AND DIMENSIONS

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band F

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

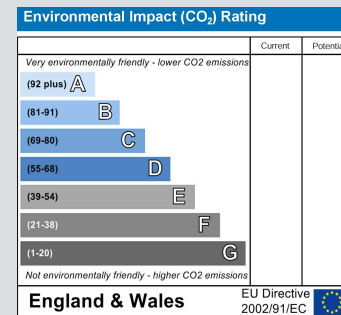
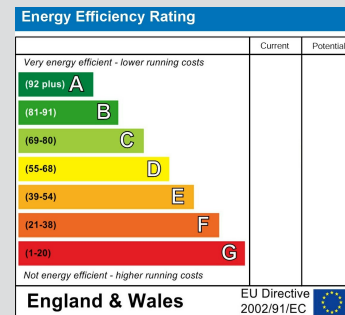
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

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