



Highcroft Park, Whitburn, Sunderland

 £450,000







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

Accessed via an entrance door into the porch.

Porch

Double glazed windows and inner door leading into the entrance hall.

Entrance Hall

Radiator, wood effect laminate flooring, staircase to first floor landing and under stairs storage cupboard.

Lounge 19'3" x 11'6"



Double glazed window to the front, radiator, fireplace with a mantle and surround, coved cornicing and decorative plasterwork to the ceiling. Open plan into the dining room.

Dining Room 12'6" x 9'11"



Double French style doors into the conservatory, radiator, coved cornicing and decorative plasterwork to the ceiling.

Conservatory



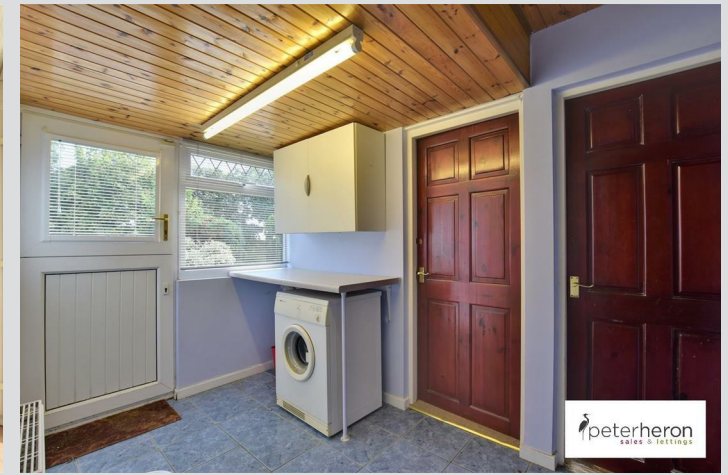
Double glazed windows, tiled flooring, ceiling fan and door leading to the rear garden.

Breakfasting Kitchen 12'11" x 8'10"



Double glazed window to the rear, radiator and breakfasting table. Base and eye level units with work surfaces incorporating sink and drainer unit. Integrated appliances include oven, hob and extractor hood and space is provided for the inclusion of an undercounter fridge and dishwasher.

Utility 10'7" x 6'2"



Eye level units and working surface with space and plumbing provided for the inclusion of a washing machine and tumble dryer. There is a double glazed window, radiator, tiled flooring and door leading to the rear garden.

MAIN ROOMS AND DIMENSIONS

Ground Floor Shower Room



Low level WC, pedestal wash hand basin and step in shower cubicle. Tiled walls and flooring, wall mounted central heating boiler serving hot water and radiators

Office 15'2" x 6'9"



2 double glazed windows and radiator.

First Floor Landing

2 double glazed windows and storage cupboard.

Master bedroom 12'11" x 10'7" (into sliding wardrobes)



Double glazed window, radiator and fitted sliding door wardrobes.

Bedroom 2 11'8" x 10'7"



Double glazed window, radiator, fitted wardrobes and drawer units.

Bedroom 3 14'0" x 9'2"



Double glazed window and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 4 10'5" x 9'2"



Double glazed window, a radiator and access to the loft.

Bathroom



Low level WC, pedestal wash hand basin, panelled corner bath, bidet, tiled flooring, radiator and double glazed window.

Outside



To the front there is an "IN and Out" driveway providing off street parking for multiple cars and a double garage with an electric door. A side gate provides access to the rear. At the rear there is superb south facing garden with lawned area, storage shed, fish pond and established plants and borders.

Garage 11'5" x 15'10"

Base and eye level units with work surface over. Electric Double sized Door

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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Important Notice Part 2

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Sea Road Viewings

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Opening Times

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

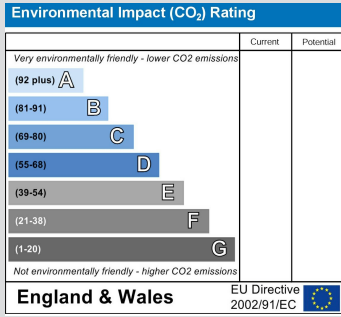
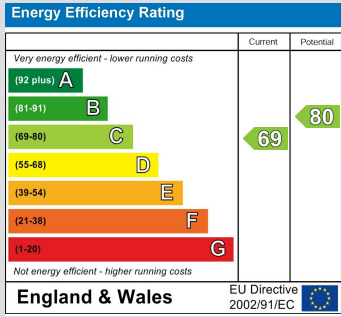
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MAIN ROOMS AND DIMENSIONS

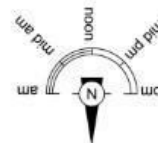


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Ground Floor
Approximate Floor Area
(87.49 sq.m)



First Floor
Approximate Floor Area
(61.29 sq.m)

3 Highcroft Park