









An elegant 1930's three/four bedroom bay windowed semi detached home occupying a quiet cul-de-sac position and boasting well proportioned south facing gardens to the rear whilst also enjoying an open aspect over fields with views towards the coast. Beautifully presented throughout, this charismatic home offers generous family sized living accommodation comprising ground floor: reception hall with ground floor WC, lounge, sitting room, sun lounge, dining room, kitchen with island and fourth bedroom/home office, whilst at first floor level there are three double size bedrooms and a large stunning bathroom. Features of note include a college set pattern concrete drive with off street parking for 2/3 cars, an attached garage to the side with remote control door, a cellar accessed from the rear garden, large decked seating area overlooking the mature gardens to the rear, floored loft with Velux window (perfect for redevelopment with the appropriate planning approval), gas central heating and UPVC double glazing. Situated within the highly regarded South Bents estate set midway between Whitburn and Seaburn, and just a stones throw from the City's magnificent coastline with its award winning Blue Flag beaches, this wonderful home is ideal for those families searching for a larger style home at the coast.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed decorative leaded glass/hardwood door to hall.

## Reception Hall



Panelling to walls to delft rack level, wood effect flooring, traditional style column radiator, understairs cloaks cupboard and large built in cupboard.

## Ground Floor WC

Low level WC with wall mounted washbasin - attractive white suite, tiled splashbacks, decorative tile effect vinyl flooring and wall mounted extractor unit.

## Bedroom 4/Home Office



UPVC double glazed window, part panelled walls and radiator.

## Lounge 11'11" x 15'5"



Into bay with UPVC double glazed windows and radiator. Living flame gas fire with granite insert, hearth and attractive surround, coved cornicing to ceiling and wall lights. Open plan to sitting room.

## Sitting Room 11'11" x 11'7"



Coved cornicing to ceiling and part glazed bevelled edge glazed doors to sun lounge.

## Sun Lounge 5'7" x 10'11"



UPVC double glazed tilt and slide doors with steps leading down to south facing gardens, distant sea views, and halogen downlights.

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# MAIN ROOMS AND DIMENSIONS

## Kitchen 12'10" x 15'10"



Into bay with UPVC double glazed windows overlooking south facing rear gardens and taking in distant sea views. Bespoke units with granite worktops and upstands incorporating a Rangemaster oven with extractor hood and Inglenook mantle, large feature island with breakfasting seating area, integrated appliances include under bench fridge and freezer, dishwasher and glass fronted display cabinets. Media wall with preparation flat screen TV, wood effect laminate flooring and coved corning to ceiling.

## Dining Room 10'10" x 11'8"



LED downlights to ceiling, UPVC double glazed French doors opening out onto rear gardens, part glazed stable door leading out to rear gardens and coved corning to ceiling.

## Half Landing

UPVC double glazed window to east elevation taking in distant sea views, and single radiator.

## First Floor Landing



Access point to floored loft via folding timber ladders and also featuring Velux windows perfect for further expansion if required (subject to the appropriate planning approvals). UPVC double glazed window to north elevation.

## Bedroom 1 (rear) 12'10" x 15'4"



Maximum dimensions into recess and UPVC double glazed bay windows to rear elevation taking in distant sea views, part panelled walls and double radiator.

## Bedroom 2 (rear) 11'11" x 12'4"



UPVC double glazed window to rear elevation and single radiator.

## Bedroom 3 (front) 11'11" x 15'2"



Into bay with UPVC double glazed windows to front elevation, coved corning to ceiling and single radiator.

## Family Bathroom 9'8" x 11'0" maximum



Low level WC, washbasin vanity unit with drawers under, large walk in shower enclosure with Rainforest shower head, stand along double ended bath with floor mounted shower mixer taps - attractive white suite with stone effect wall and floor tiles, underfloor heating, UPVC double glazed window to north aspect, ladder design heated towel rail and LED downlights to ceiling.

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# MAIN ROOMS AND DIMENSIONS

## Outside



College set effect pattern concrete drive with off street parking for 2/3 cars allowing access to attached garage with electric roller remote control up and over Hornhann door. Large enclosed mature gardens to the rear enjoying a southerly aspect and feature extensive lawns and large decked seating area, accessed directly from the dining room and sun lounge. Open aspect to the rear overlooking fields and distant sea views to the east.

## Council Tax Band

The Council Tax Band is Band D.

## Tenure Freehold

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

## Important Notice - Particulars

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## Sea Road Viewings

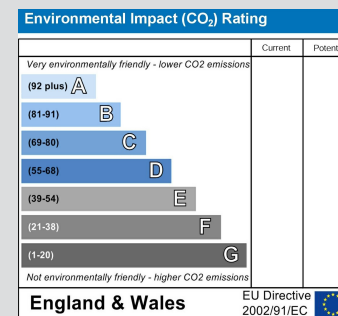
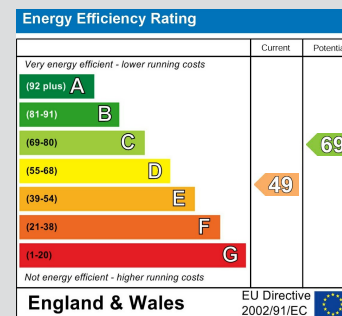
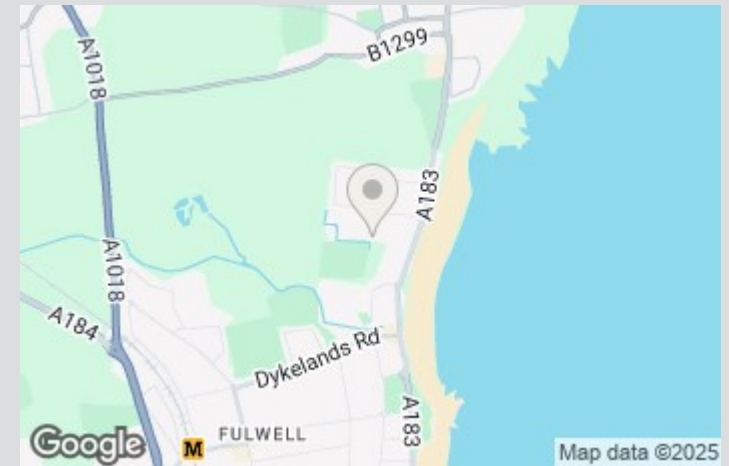
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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