









An outstanding four bedroom, two bathroom detached residence with a floored loft and plantation shutters to most rooms, situated on this executive development close to the centre of Whitburn Village and with highly regarded schools such as Whitburn Academy close to hand. This wonderful home is beautifully appointed throughout and offers spacious, tastefully appointed accommodation ideal for those discerning families who require a "turn-key" home. Comprising a stylish contemporary living space with a wonderful open plan arrangement featuring a reception hall, lounge, ground floor washroom, open plan living room with wood burning stove and also featuring a dining area and outstanding kitchen, all with bi-folding doors leading out into the rear, landscaped gardens backing onto greenbelt. At first floor level, there is a beautiful principal suite with fitted robes and en-suite shower room, together with three additional bedrooms and a family bathroom. Boasting uninterrupted sea views and enjoying a wonderful open aspect to the rear, the property boasts attractive double drive to the front a with a garage and delightful gardens to the rear with thoughtfully placed seating areas and an artificial lawn. Very rarely do properties of this quality enter the open market and we anticipate considerable demand for this extremely stylish home; therefore, immediate internal inspection is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall

Tiled floor, radiator, door to garage Spindle balustrade staircase under stairs storage cupboard.

Cloakroom

Low level wc, wash hand basin, extractor fan, part tiled walls, tiled floor, spotlights, radiator

Lounge 14'5" x 11'5"

Wood effect herringbone design Karndean flooring, wood burning stove, radiator, UPVC double glazed windows with plantation shutters

Open Plan Living Room/Kitchen/Diner 12'5 x 19" (plus 5'5" x 5'6")

Stunning fitted kitchen with comprehensive range of fitted wall and floor units having silestone working surface with matching upstands. One and a half bowl sink with mixer tap, built in electric oven, electric hob, integrated dishwasher, integrated fridge/freezer, built in microwave, over bench lighting, wood burning stove, porcelain tiled floor, built in shelving, radiators, bi-fold doors to garden offering stunning sea views

First Floor

Integrated loft ladder to floored loft; radiator, built in cupboard. UPVC double glazed windows with plantation shutters.

Bedroom 1 12'3" x 19'0

Range of fitted wardrobes with sliding doors, radiator. UPVC double glazed windows with plantation shutters with uninterrupted sea views.

En Suite Shower Room

Tiled shower enclosure with rainfall shower, vanity wash hand basin with drawers under, low level wc, tiled floor with underfloor heating, built in storage cupboard, extractor fan, chrome heated towel rail. UPVC double glazed window.

Bedroom 2 9'10" x 9'6"

Radiator, UPVC double glazed windows with plantation shutters

Bedroom 3 9'10" x 11'5"

Radiator, UPVC double glazed windows with plantation shutters.

Bedroom 4 9'10" x 9'6"

Presently used as dressing room, beautifully fitted with 'Strachan' furniture, dressing table shelving with drawers with ample hanging space, spotlights. UPVC double glazed windows with plantation shutters with uninterrupted sea views.

Family Bathroom

Panel bath, rainfall shower over, shower screen, vanity wash hand basin with drawers beneath, mixer tap, low level wc, white suite, partly tiled walls, spotlights, tiled floor with underfloor heating, glass shelving to alcove, chrome heated towel rail. UPVC double glazed window.

Outside



Front block paved driveway with off street parking for 3 cars, electric car charging point, integral garage with electric operated roller shutter door, and door to garden. To the rear there is a garden with patio area; artificial grass with mature tree; lovely open aspect over fields towards the coast

Council TaxBand

The Council Tax is Band E

Important Notice 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 2a

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MAIN ROOMS AND DIMENSIONS

Viewings Srd

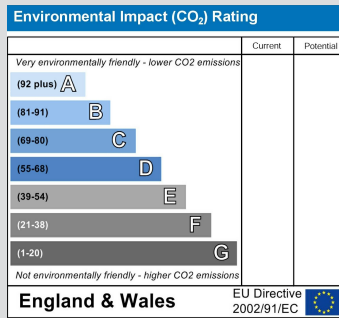
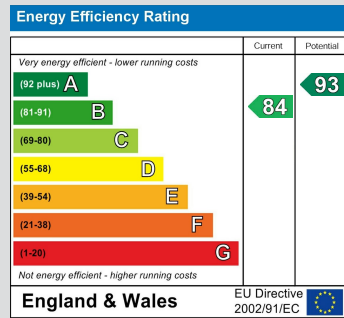
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times 2

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

Ombudsman 2

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