









An outstanding four bedroom, two bathroom and four reception room detached residence with planning permission for a converted loft, 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 accommodation ideal for those discerning families. Comprising a stylish contemporary living space with a wonderful open plan arrangement featuring a reception hall, study, ground floor washroom, lounge with wood burning stove, large dining room with an impressive lantern to the roof and bi-folding doors leading out into the rear gardens, which in turn, shares an open plan arrangement with a spacious well equipped kitchen featuring a lovely snug seating area. A utility is located alongside the ground floor washroom and at first floor level there is a master suite with fitted robes and en-suite shower room, three additional bedrooms and a family bathroom. Boasting uninterrupted sea views and enjoying a wonderful open aspect to the rear, the property boasts attractive landscaped gardens to the front, a double length drive to the side with garage and delightful gardens to the rear with thoughtfully placed seating areas and 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

Double glazed Composite door to

Reception Hall



Radiator, oversized floor tiles, spindle balustrade staircase, understairs storage cupboards and additional second radiator.

Study 9'4" x 12'4"



UPVC double glazed windows and plantation shutters to front, oversized floor tiles.

Utility 5'5" x 4'0"



Base units with granite working surfaces and upstands

together with under bench sink and pedestal mixer tap, plumbing for automatic washing machine, LED downlights, ceiling mounted extractor unit, radiator, floor tiles.

Cloakroom



Low level WC with concealed cistern and wall mounted washbasin with contemporary mixer tap - white suite with feature wall tiles, floor tiles, UPVC double glazed window to side, radiator, ceiling mounted extractor unit and LED downlights.

MAIN ROOMS AND DIMENSIONS

Kitchen 20'10" x 12'4"



Bespoke units featuring an extensive range of base and eye level cupboards with ambient lighting, granite working surfaces and upstands incorporating under bench 1 1/2 bowl stainless steel sink unit with contemporary design pedestal mixer tap, integrated appliances include a gas burner hob with overhead extractor hood and tempered glass splashback, integrated fan assisted oven and combination microwave, fridge freezer, dishwasher, LED lights to ceiling, floor to ceiling UPVC double glazed windows to rear taking in landscaped gardens and commanding sea views, double radiator, tiled floor, wall preparation for flat screen TV, fitted shelving, worktop lights, open plan to

Dining Room 16'6" x 10'9"



UPVC double glazed bi-folding doors to rear leading directly out onto landscaped gardens, stunning sea views, lantern to ceiling bringing in an abundance of natural light, tiled floor, column radiator, open plan to

Living Room 19'6" x 11'9"



Wood burning stove, radiator, plantation shutters to front, two radiators.

First Floor Landing



UPVC double glazed windows featuring plantation shutters and uninterrupted sea views, access point to loft, double side cupboard with wall mounted gas boiler and vented/unvented cylinder delivering pressurised water to all bathrooms.

Master Suite 19'6" x 9'4"



Floor to ceiling UPVC double glazed windows to front, plantation shutters, single radiator, built in wardrobes with sliding doors.

MAIN ROOMS AND DIMENSIONS

En-Suite Shower Room



Low level WC with concealed cistern and cupboard above, washbasin wash bowl vanity unit with wall mounted taps and under sink drawers, large walk in shower enclosure with Rainforest shower head and additional riser - beautiful white suite with wall and floor tiles, fitted mirror, LED downlights, ceiling mounted extractor unit, ladder design chrome heated towel rail, UPVC double glazed window to side.

Bedroom 2 (rear) 12'6" x 9'7"



UPVC double glazed window to rear with plantation shutters and uninterrupted sea views, single radiator.

Bedroom 4 (front) 9'10" x 6'3"



UPVC double glazed window to front with plantation shutters, fitted wardrobes with sliding doors.

Bedroom 3 12'0" x 9'0"



UPVC double glazed window to front with plantation shutters, radiator.

Family Bathroom



Low level WC with concealed cistern, wash bowl vanity unit

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MAIN ROOMS AND DIMENSIONS

with drawers under and wall mounted taps, panel bath with overhead Rainforest shower, glass screen and wall mounted taps together with second riser - stunning white suite with wall and floor tiles, LED downlights, electric shaver point, chrome design heated towel rail, ceiling mounted extractor unit.

Front Exterior

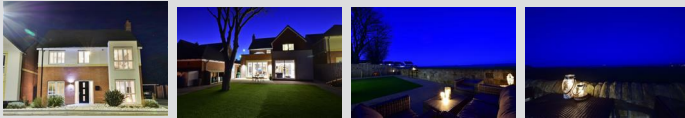
Landscaped gardens to the front, block paved drive to the side providing off street parking for up to three cars leading to GARAGE 5.91 x 3.02 with Horman remote control up and over door.

Rear Exterior



Landscaped gardens to the rear with artificial lawn and various patio seating areas, high level stone wall with views across fields towards the sea.

The Leas by Night



Views Across Fields towards the Sea



Tenure Freehold

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

Council Tax Band

We have been advised by our Clients this property is Council Tax Band E and the Local Authority is South Tyneside Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Important Notice

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.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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Important Notice

All descriptions, dimensions, references to conditions and

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Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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

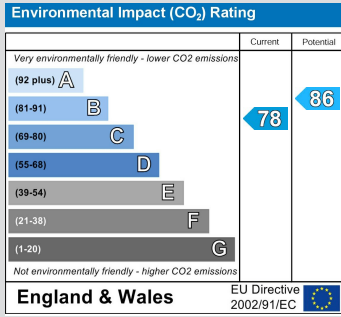
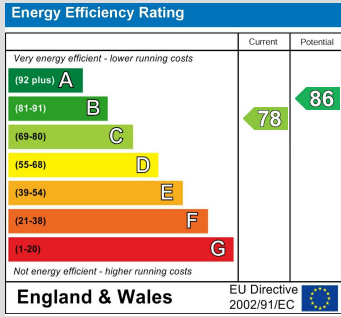
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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MAIN ROOMS AND DIMENSIONS

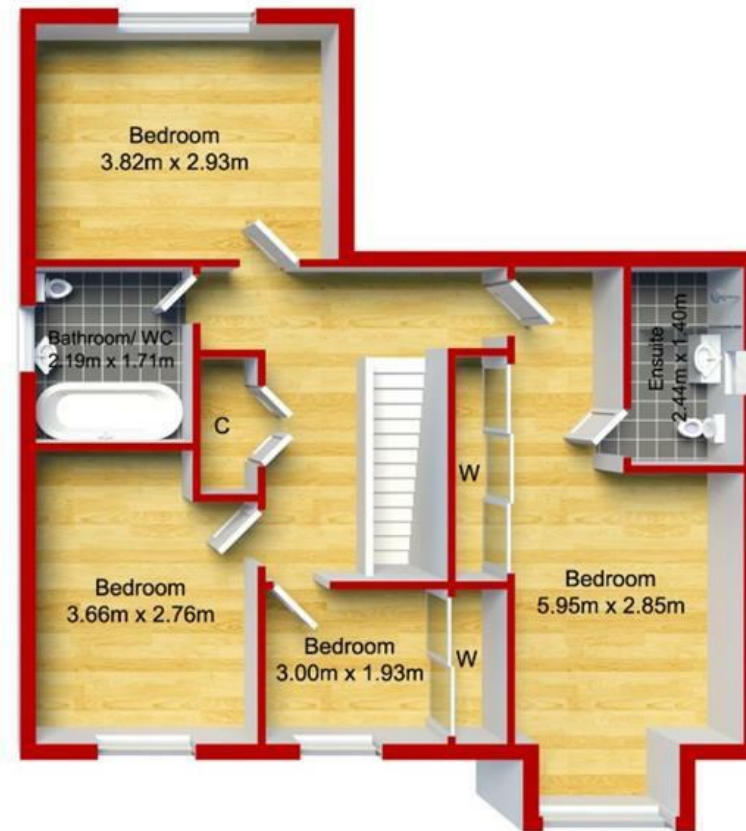


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Ground Floor
Approximate Floor Area
(90.41 sq.m)



First Floor
Approximate Floor Area
(65.23 sq.m)

