







MERRY
CHRISTMAS
TO ALL



A stunning detached home, much improved with bespoke features to provide a fabulous, stylish contemporary interior and a beautiful garden within this sought after modern Lowry Park development, set within the heart of Seaburn, a highly fashionable coastal suburb with award winning Blue Flag beaches. Internally the immaculate accommodation on the ground floor includes a reception hall, cloakroom, a superb living room with bi fold doors out onto the garden and an excellent designer, high specification dining kitchen with integrated appliances and built in laundry. On the first floor there is a wonderful principal bedroom with an en-suite shower room, two further bedrooms and a family bathroom. Externally there is a double drive to the side providing generous off street parking whilst to the rear is a beautiful landscaped enclosed garden with a raised seating area with fire pit. Features of note include a zoned app controlled gas central heating system at first floor level and underfloor heating at ground floor level, antico flooring to the ground floor, UPVC double glazing and a partially floored loft.

The property benefits from partial sea views and the location is ideally placed for a range of local amenities, shops and schools. Viewing is essential to appreciate this outstanding home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to

Reception Hall



Herringbone pattern coloured antico flooring with under floor heating, cloaks cupboard.

Cloakroom



Low level WC with wall mounted washbasin - attractive white suite with LVT antico flooring with under floor heating, tile effect panelled walls.

Living Room 11'2" x 16'5"



Herringbone pattern oak coloured antico flooring with under floor heating, turned spindle balustrade staircase, media wall with oak panelling, UPVC double glazed bi-folding patio doors leading out into landscaped gardens, UPVC double glazed window to front.

Dining Kitchen 13'2" x 16'3"



A good selection of base and eye level units with concrete coloured working surfaces and upstands incorporating a single drainer stainless steel sink unit with pedestal mixer taps, worktop lighting, integrated appliances include a Hotpoint electric halogen hob with overhead extractor hood and brushed steel splashback, fan assisted oven and integrated microwave oven, dishwasher, fridge freezer, Herringbone pattern oak coloured antico flooring, UPVC double glazed bay window to front and second UPVC double glazed window to side, LED downlights to ceiling, underfloor heating.

Laundry Cupboard



Plumbing for automatic washing machine and space for tumble dryer, additional working surfaces, fitted shelving and antico flooring.

First Floor Landing



Access point to partially boarded loft via sliding aluminium ladders, large bulk head cupboard with wall mounted gas combination boiler serving hot water and radiators.

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MAIN ROOMS AND DIMENSIONS

Principal Bedroom 10'6" x 11'5"



UPVC double glazed windows to front, fitted wardrobes with sliding mirror fronted doors, single radiator.

En-Suite Shower Room



Low level WC, wall mounted washbasin and large walk in shower enclosure with decorative tiling - attractive white suite with vinyl flooring, large chrome heated towel rail, UPVC double glazed window, ceiling mounted extractor unit.

Bedroom 2 8'4" x 11'9"



UPVC double glazed windows to front and side, some sea views, single radiator.

Bedroom 3 7'10" x 8'5"



Fitted wardrobes, desk area with drawers and fitted shelving, UPVC double glazed window to front, single radiator.

Bathroom



Low level WC, wall mounted washbasin, panel bath with overhead shower and glass screen - white suite with part tiled walls, vinyl flooring, UPVC double glazed window, ladder design chrome heated towel rail, ceiling mounted extractor unit.

Outside



Lawned gardens to the side with a double block paved drive providing off street parking. Enclosed landscaped gardens to the rear with artificial lawn and raised timber decked seating area with external lighting, fire pit and gate to the front, cold water supply, security lighting.

Council Tax Band

The Council Tax is Band D

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.

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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 £210.00 by Movewithus Ltd.

Sea Road Viewings

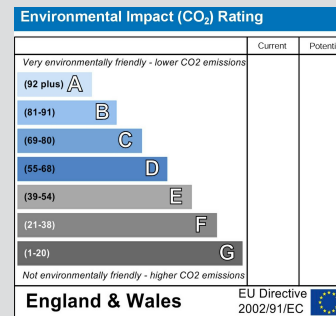
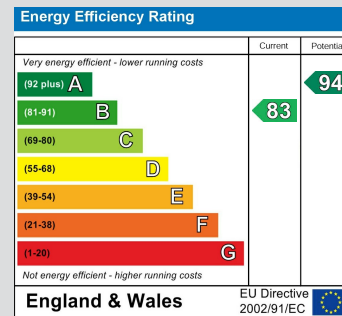
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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