









Occupying a highly sought after situation on this executive cliff top development, set within the catchment area of the highly acclaimed Whitburn Academy and walking distance from Whitburn Village centre, this impressive extended four bedroomed detached home with gorgeous south west facing gardens to the rear, offers "Turnkey" living accommodation perfect for families.

Immaculately presented throughout featuring entrance porch, reception hall, cloakroom/WC, lounge, family room/study, open plan living kitchen and dining room; the perfect hub for all families, separate utility, four first floor bedrooms, the master bedroom boasting en-suite shower room and a separate family bathroom. In addition to the wonderful rear gardens, the property has attractive lawned gardens to the front with a double drive and double garage to the side.

Within easy reach of magnificent blue flag beaches and also set midway between Sunderland City Centre and South Shields, the property is only a stones throw from the cliff tops on which you can enjoy the most breath taking coastal walks. Immediate internal inspection is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Entrance Porch

Double glazed windows, tiled flooring and inner door into the reception hall.

Reception Hall



With a radiator, staircase to first floor landing and door to the cloakroom WC.

Cloakroom/WC



Fit with a low level WC, wash basin, heated towel rail, tiled walls and flooring.

Lounge 21'4" x 11'1"



Double glazed window to the front, radiator, bespoke electric fireplace and French style doors to the rear garden.

Study/Family Room 12'5" x 9'0"



Double glazed window, radiator, coved cornicing and door to the garage.

Open Plan Kitchen and Living Room 26'6" x 12'6"



A stunning open plan dining kitchen and living room. The kitchen is fitted with an excellent range of modern wall and base units incorporating a sink and island unit with seating and quartz worktops. Integrated appliances include 2 ovens, microwave, hob, dishwasher and fridge. There's also a double glazed window to the rear, French style doors to the rear, fitted overhead spotlights and 2 radiator's.

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MAIN ROOMS AND DIMENSIONS

Utility 6'0" x 7'1"



Fit with base units with work surfaces over incorporating a sink unit and boiler store. Space has been provided for the inclusion of a washing machine and dishwasher and there's a door to the rear garden and a radiator.

First Floor Landing

With a storage cupboard.

Master Bedroom 11'3" x 12'0"



Double glazed window to the front, radiator, fitted wardrobes and door the en-suite shower room.

En-Suite Shower Room



Fit with a low level WC with concealed cistern, wash basin

set into vanity unit and step in shower cubicle with overhead shower. There's tiled walls and flooring and a double glazed window.

Bedroom 2 9'0" x 10'1" into fitted wardrobes



Double glazed window, fitted wardrobes and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 9'3" x 12'0"



Double glazed window, radiator and fitted wardrobes.

Bedroom 4 9'0" x 9'3"



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

Family Bathroom



Fit with a low level WC, wash basin set into vanity unit, free standing bath and step in shower enclosure. There's also a double glazed window, tiled walls, overhead spotlights and a heated towel rail.

Outside



To the front of the property there is a double driveway leading to a double garage providing off street parking for multiple cars together with a lawned garden and access to the rear via a side gate. To the rear there is a delightful west facing garden laid mainly to lawn with stone paved seating area and planted borders.

Garage 12'10" x 16'10"

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.

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 Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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Planning Permission for Extension

<http://planning.southtyneside.info/Northgate/PlanningExplorer/GPT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=824558&XSLT=/No>

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MAIN ROOMS AND DIMENSIONS

Council Tax Band

The Council Tax Band is Band E.

Tenure Freehold

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

Sea Road Viewings

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

Opening Times

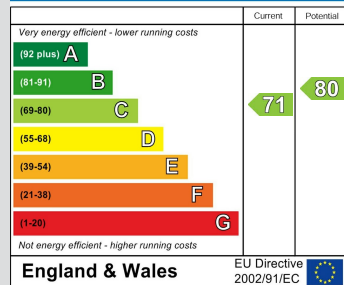
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

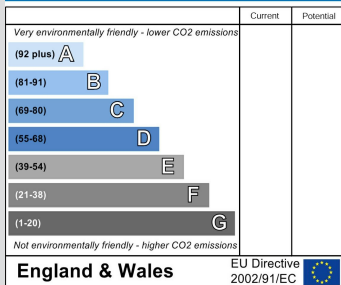
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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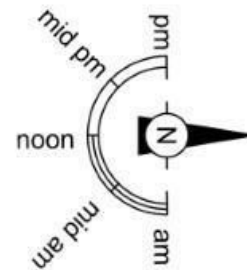
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Ground Floor
Approximate Floor Area
(79.49 sq.m)



First Floor
Approximate Floor Area
(54.81 sq.m)



8 Shearwater