















This surprisingly spacious three bedroom modern end-link villa offers the perfect opportunity for those who dream of living by the coast. It sits in an exclusive seaside development positioned just off Pebble Beach, which forms part of Sunderland's magnificent coastline with its collection of award-winning Blue Flag beaches.

The property is one of a few individually designed modern homes situated in a lovely courtyard development and offers comfortable "turn-key" living accommodation. Decorated to a good standard throughout, it offers an easy to maintain and economic to run living space.

Internal accommodation is arranged over two floors and comprises: entrance lobby, reception hall, ground floor shower room, living room, dining room, kitchen, three first floor bedrooms - some with coast and countryside views – a family bathroom and loft space. Externally there are paved gardens to the front and west-facing gardens to the rear, garage in a nearby block, a drive and residents' parking at the entrance of the development. Access to the property is via a discreet, pedestrianised walkway. It offers a lovely environment for those who wish to live in a peaceful setting.

Just a few steps away from the beach, this property is also walking distance from a superb range of amenities, including the popular cafes, restaurants and shops of Whitburn Village and Seaburn Promenade, as well as a large supermarket. It has excellent travel links, and is on a direct bus route to nearby Metro stations and national rail services. Whitburn Academy (secondary) is close by, as are good primary school options.

Offering wonderful coastal walks across clifftops, this stunning home is a fine example of its kind currently available on the open market and is sure to command considerable interest. Immediate internal inspection is highly recommended to appreciate all of the wonderful features this fine home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to

## Reception Hall

Coved cornice to ceiling and panelled walls.

## Ground Floor Shower Room



Low level WC, washbasin vanity unit with cupboards under, walk in shower enclosure with Rainforest showerhead and sliding glass door - white suite with part tiled walls, tiled floor, heated towel rail, UPVC double glazed window to front, ceiling mounted extractor unit.

## Living Room 11'10" x 21'4"



Feature fireplace, UPVC double glazed windows to front and rear aspects, 2 double radiators.

## Dining Room 11'3" x 16'11"



UPVC double glazed window to rear, UPVC double glazed French doors providing access out into front gardens, single radiator.

## Kitchen 8'11" x 12'3"



Base and eye level units with marble coloured working surfaces and upstands incorporating single drainer 1 1/2 bowl sink unit with shower mixer tap, cupboard discreetly concealing wall mounted gas combination boiler serving water and radiators, space and plumbing for automatic washing machine, integrated dishwasher, electric induction hob with brushed steel splashback and downlight, integrated fan assisted oven and microwave oven, wood effect vinyl flooring, UPVC double glazed window to rear, UPVC double glazed door providing access out into enclosed rear courtyard capturing afternoon sunshine.

## First Floor Landing

Access point to floored loft via folding timber ladders.

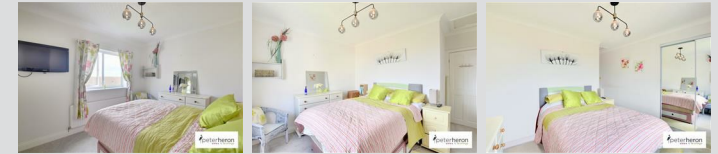
## Bedroom 1 11'11" x 16'10"



UPVC double glazed windows to front with some sea views,

UPVC double glazed window side taking in outstanding coastal views to the North and countryside views to the West (surf and turf views). Fitted wardrobes with sliding doors, dressing table, UPVC double glazed window with views of the Piers and Cleveland Hills beyond.

## Bedroom 2 9'7" x 9'8"



UPVC double glazed windows to the front with sea and pier views, fitted wardrobes with sliding doors.

## Bedroom 3 6'9" x 8'4"



Fitted wardrobes and overhead cupboards, UPVC double glazed windows to rear taking in distant countryside views, single radiator.

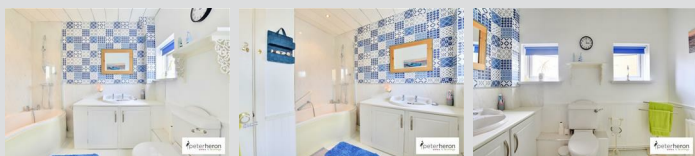
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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, washbasin vanity unit with cupboards under, panel bath with overhead shower and screen - white suite with UPVC lined walls, timber panelling to dado level, tile effect vinyl flooring, UPVC double glazed windows, double radiator.

## Outside



Open plan courtyard to the front with splendid countryside views, gorgeous gardens to the front with attractive lawns and established borders, wonderful patio seating area accessed directly from the dining room. Garage with remote control roller shutter door.

## Beach and Countryside Views



## Sunset View From Pebble Beach



## 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

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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](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman Fst

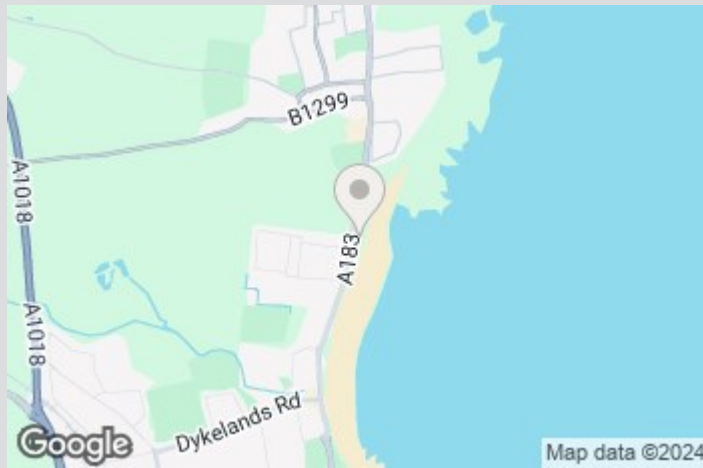
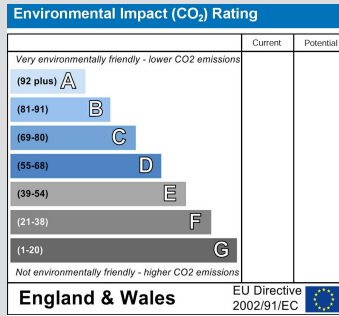
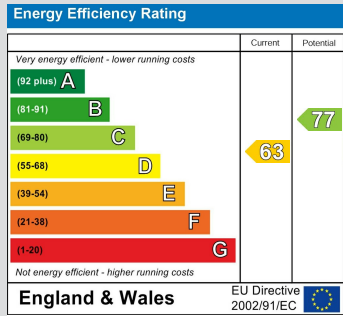
Peter Heron Estate Agents are members of The Property

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Ombudsman and subscribe to The Property Ombudsman Code of Practice.

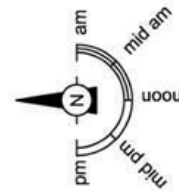


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Ground Floor  
Approximate Floor Area  
(60.03 sq.m)



First Floor  
Approximate Floor Area  
(49.49 sq.m)

## 9 Pebble Beach