



Shearwater, Whitburn, Sunderland, SR6

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Offers In The Region Of £585,000

Offered for sale is this immaculate detached house, ideally suited for families. Located in the much sought after area of Shearwater, Whitburn, the property boasts four comfortable bedrooms, three well-proportioned reception rooms, and a fully equipped modern kitchen. Located in an enviable spot near the coast and surrounded by public transport links, local amenities, schools, green spaces with walking and cycling routes, it offers unparalleled convenience for those seeking a balance between city living and nature.

The bedrooms are attractively sized, designed with the master being a double with an en-suite and built-in wardrobes. The second and third bedrooms are also double-sized and filled with light, one of which also benefits from built-in wardrobes.

The large open kitchen fitted with range cooker and granite worktops leads to a utility room with fridge freezer and washer and dryer.

The two bathrooms are contemporary in their design, with an en-suite to the master bedroom. Featuring a shower cubicle with bar shower, and a convenient heated towel rail, all amidst a fully-tiled and gleaming space. The master fully tiled bathroom features bathing and showering facilities with a heated towel rail.

The reception areas are striking. The first is a cosy space to relax and watch TV. The second open plan living room featuring a wall-mounted fire and wood floors leading into the dining room. The large sunroom delights with its large windows that flow round the whole wall and garden views proving direct access to the outdoors.

Externally, this property is as impressive as it is inside. Complete with a large rear garden with an outdoor dining area, double garage, it's primed for summer entertaining.

Its location and its exceptional condition make this property an excellent choice in a sought-after location. It presents an exciting opportunity for potential buyers looking for a home that provides space, elegance, and an unmatched standard of living.

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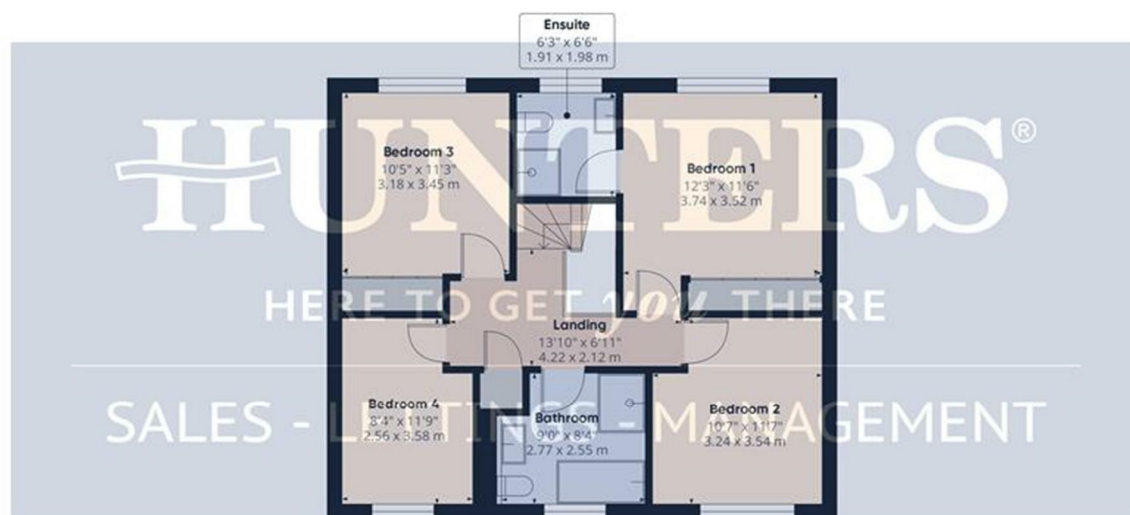


Floor 0

Approximate total area⁽¹⁾

2226 ft²

206.8 m²

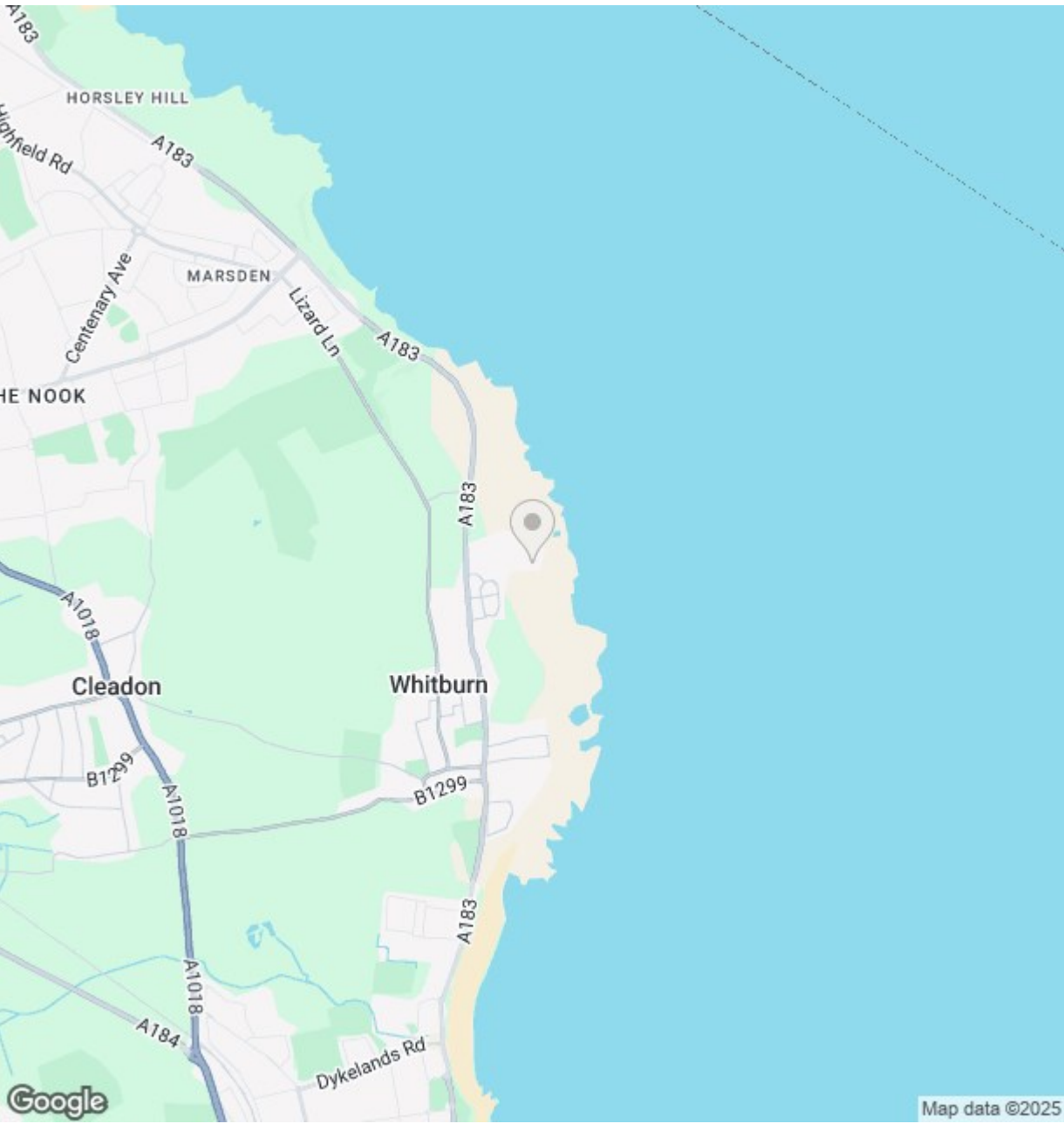


Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HALLWAY
5'2" x 15'10"

LIVING ROOM
7'9" x 12'5"

WC
2'11" x 7'0"

LIVING ROOM
11'9" x 18'5"

DINING ROOM
11'10" x 9'4"

KITCHEN
16'9" x 12'4"

UTILITY ROOM
9'1" x 9'9"

STORAGE ROOM
6'5" x 10'1"

SUN ROOM
21'7" x 10'4"

GARAGE
16'4" x 17'10"

LANDING
13'10" x 6'11"

BATHROOM
9'1" x 8'4"

BEDROOM 1
12'3" x 11'6"

ENSUITE
6'3" x 6'5"

BEDROOM 2
10'7" x 11'7"

BEDROOM 3
10'5" x 11'3"

BEDROOM 4
8'4" x 11'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









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