



High Croft, Shipley Avenue, Seaburn, Sunderland

Offers in the Region Of £525,000

ARCHITECT INDIVIDUALLY DESIGNED 4 BEDROOM DETACHED HOME ON LARGE PLOT WITH ELEVATED SEA VIEWS

RARE UNIQUE HOME

STYLISHLY PRESENTED INTERNALLY

SOUTH FACING PRIVATE REAR GARDEN PLOT WITH DECKING, LAWN & SUN TRAP PATIO

EPC RATING C

PROFESSIONALLY DESIGNED KITCHEN WITH RANGE, QUARTZ WORK SURFACES AND ISLAND

ARCHITECT INDIVIDUALLY DESIGNED 4 BEDROOM DETACHED HOME ON LARGE PLOT WITH ELEVATED SEA VIEWS - SOUTH FACING PRIVATE REAR GARDEN PLOT WITH DECKING, LAWN & SUN TRAP PATIO - RARE UNIQUE HOME - STYLISHLY PRESENTED INTERNALLY - PROFESSIONALLY DESIGNED KITCHEN WITH RANGE, QUARTZ WORK SURFACES AND ISLAND - FAMILY/DINING ROOM WITH BI-FOLD DOORS OPENING TO ENCLOSED GARDEN & SUN DECK - IMPRESSIVE LOUNGE WITH ELEVATED SEA VIEWS - STYLISH BATHROOM WITH WET-ROOM WALK-IN SHOWER AND SEPARATE BATH - MASTER BEDROOM WITH ELEVATED SEA VIEWS - GENEROUS DRIVEWAY AND GARAGE - A TREMENDOUS AND RARE OPPORTUNITY WITHIN MINUTES WALK OF THE SEA FRONT ...

Good Life Homes are delighted to bring to the market a rare opportunity to acquire an individually designed detached home of considerable quality, architecturally designed in the late 1960's for the original owner and occupying a prominent generous plot just a minute or so walk from the sea front and beaches at Seaburn. Also with elevated sea views from various rooms, this unique home has an internal layout which epitomises cutting edge home design of the period and will undoubtedly appeal to a discerning purchaser with an appreciation of architecture and design. Stylishly presented with luxury coastal home vibe, the property briefly comprises; Ground floor; entrance hall with glass staircase, wc leading off, part open plan family/dining room with bi-fold doors leading out to garden, part open plan to stylish kitchen with range oven, quartz worksurfaces and island. Half landing; impressive lounge with elevated views and doors leading off to rear, south facing conservatory with views over the lovely rear gardens. First floor landing; double doors leading off to front facing balcony, impressive and stylish bathroom with separate bath and wet-room walk-in shower, 2 bedrooms leading off. Second floor; 2 further bedrooms leading off, the principal bedroom having wonderful sea views. Externally, the property sits within a substantial plot set back at the head of a cul de sac with gardens, driveway and garage to the front and fabulous south facing enclosed private gardens to the rear with decked sun patio, hot tub area and extensive lawn with walled gardens. There's absolutely no doubt that this is a unique, quality home which will appeal to someone looking for something a little different close to the beaches but discretely tucked away in a quiet cul de sac retreat with private gardens. Viewing arrangements can be made by can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees can start from just £995 on a no sale no fee basis. Give us a call to find out why so many people across Wearside now choose Good Life to sell their home!

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ACCOMMODATION

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Period vinyl tile flooring, double-glazed door leading through to entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, radiator, beautiful glass and stainless steel staircase, door leading off to WC/cloak room, archway leading through to family dining room.

CLOAK ROOM/WC 5' 7" x 5' 0" (1.70m x 1.52m)

Laminate wood-effect flooring, front facing white uPVC double-glazed window with privacy glass. Sink with chrome tap built into bespoke vanity unit with handy storage beneath, toilet with low level cistern.

DINING FAMILY ROOM 16' 2" x 8' 10" (4.92m x 2.69m)

Decorative archway leading into the dining/family room from the entrance hall. Lovely light south facing views into the garden through the double-glazed bi-fold doors. The dining/family room is partly open plan to the kitchen.

KITCHEN 14' 4" x 12' 5" (4.37m x 3.78m)

Partly open plan to the dining room, a lovely size kitchen individually designed with a range of wall and floor units in a stylish painted finish with quartz work surfaces. Central to the kitchen is an island unit also with quartz work surfaces and offering breakfast bar opportunities for informal dining. Granite style sink with single bowl, single drainer and matching Monobloc tap situated underneath the white uPVC double-glazed window which has lovely, elevated views towards Whitburn, additional rear facing white uPVC double-glazed window, double radiator. Impressive bespoke chimney breast creating perfect space for an impressive range master stove oven with 5 ring gas hob and multi-ovens beneath. Room for American style fridge/freezer, integrated washing machine, integrated dishwasher.

HALF LANDING

Partially-glazed door leads to the lounge.

LOUNGE 20' 8" x 11' 0" (6.29m x 3.35m)

Measurements taken at widest points. Carpet flooring, 2 elevated white uPVC double-glazed windows with east and north facing views towards to Whitburn and impressive views of the sea also towards Seaburn and Whitburn. 2 radiators, wall mounted plasma fire and white uPVC double-glazed window and doors leading out to rear conservatory which is south facing.

CONSERVATORY 11' 0" x 7' 10" (3.35m x 2.39m)

Laminate wood-effect flooring, white uPVC double-glazed windows, clear glass roof, white uPVC double-glazed door opening out onto composite decked patio and garden. The conservatory is south facing to the rear which means it enjoy sunshine for the majority of the day, weather permitting, and has unrestricted views of the enclosed rear garden.

FIRST FLOOR LANDING

Double radiator, glass and stainless steel staircase leading to the second floor landing, white uPVC double-glazed doors leading out to balcony with elevated views towards to Whitburn and sea views. The doors benefit from having fitted shutters. 3 doors leading off, 1 to bathroom and 2 to bedrooms.

BATHROOM 12' 2" x 6' 10" (3.71m x 2.08m)

Stylish texture tile choices creating a wet room shower area with fixed glass shower screen and shower fed from the main hot water system. Roll top style bath with chrome taps with showerhead attachment, toilet with low level cistern, white sink with single



pedestal and chrome taps, designer style radiator, front facing white uPVC double-glazed window with privacy glass, recessed lights to ceiling, extractor fan. Individually commissioned artwork depicting High Croft.

BEDROOM 2 14' 0" x 12' 5" (4.26m x 3.78m)

The room is L-shaped, and measurements taken at widest points. Natural wood flooring, radiator, 3 white uPVC double-glazed windows allowing lots of light into this lovely room. Fitted wardrobes with sliding mirrored doors and additional storage. This is a good size double bedroom.

BEDROOM 3 11' 0" x 7' 3" (3.35m x 2.21m)

Measurements taken widest points. Natural wood flooring, radiator, rear facing white uPVC double-glazed window. This room would comfortably accommodate a double bed.

SECOND FLOOR LANDING

Loft hatch, 2 doors leading off to bedrooms.

BEDROOM 1 13' 0" x 11' 0" (3.96m x 3.35m)

Carpet flooring, double radiator, 2 white uPVC double-glazed windows, 1 north facing with terrific elevated views towards Whitburn and 1 east facing with terrific elevated views of the sea and beaches. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space, built-in cupboard.

BEDROOM 4 18' 10" x 10' 5" (5.74m x 3.17m)

Measurements taken at widest points, the room is L-shaped. A very interesting room with mezzanine level built-in accessed by fixed staircase creating a dressing room or office area on the higher level. The lower level has white uPVC double-glazed windows with south facing views, double radiator, built-in cupboard providing additional storage. This is a lovely quirky bedroom.

GARAGE 22' 0" x 11' 0" (6.70m x 3.35m)

Manual up and over door, electric sockets and lighting.

EXTERNALLY

The property sits on a prominent position at the head of a cul de sac on Shipley Avenue just a few minutes walk from the sea front. Block paved driveway for multi-vehicle parking plus ample on street parking, well maintained front garden and steps leading to front door. The property benefits from a generous rear garden plot which is south facing and enjoys a lovely secluded aspect with a large area of composite decking leading to a hot tub and pergola. Steps lead to a more formal lawn.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(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