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WOODLANDS GROVE, SUNDERLAND

£650,000

We are delighted to welcome to the market this exceptional modern town house situated in an enviable position on Church Lane in Whitburn Village. Church Lane commands a highly sought location within the village boasting easy access to the villages shops, cafes, restaurants and amenities as well as being within walking distance of the sea front and its many walks, beaches and coastline. Whitburn Village is considered to be one of the pinnacle areas within the region offering a superb location providing easy access to Sunderland, South Shields, Newcastle and beyond. The is finished to a very high standard with many extras and features of note with the accommodation being arranged over three floors offering versatile and generous living space. To the Ground Floor there is an Entrance Vestibule, Inner Hall, WC, Store / Cloak Room, an Open Plan Kitchen / Dining that leads to the Living Room, Utility, First Floor, Landing, 3 Bedrooms, 2 En Suites & Family Bathroom, the Master Bedroom also has a Dressing Room and to the Second Floor, Landing / Study Area, 2 Bedrooms, Shower Room, Second Kitchen, and a fantastic Sitting Room / Lounge that enjoys superb views that also provides access to a private terrace. Externally the property is accessed by a security entrance gate that leading to a sweeping block paved driveway to the property. There are 3 allocated parking spaces to the front elevation and to the rear of the house a lovely garden having a multi levelled paved patio garden with inset lighting and boxed planters all of which overlooks Whitburn Park to the rear. Viewing of this stunning property is highly recommended to fully appreciate the space, home and location on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

Town House

Over 3 Floors

Open Plan Living/ Dining/
Kitchen

2 Kitchens

5 Bedrooms

Bathroom & 2 En Suites

Stunning Property

EPC Rating: B



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Entrance Vestibule

Alarm control panel, double width cloaks cupboard, leading to;

Inner Hall

Stairs leading to the upper floors.

Separate WC

White suite comprising a wall hung low level wc with inset flush button, wash hand basin with mixer tap, tiled floor with under floor heating, partially tiled walls, recessed spot lighting, extractor.

Kitchen / Dining Area

27'1" x 11'6"

An open plan kitchen / dining area having a double glazed window to the front elevation, recessed spot lighting, video door entry security system in addition to a stunning atrium that opens up the full height of the property.

The kitchen is fitted with a bespoke range of floor and wall units, granite worktops with matching splashback in addition to feature glass splashback, NEFF electric oven, NEFF microwave oven with warming drawer, larder style integrated fridge and freezer, glass display cabinet, Franke stainless steel sink with Franke instant hot water tap, integrated dishwasher, opening to the living area.

Living Room

12'0" x 22'9"

The living room has a sliding patio doors that open the garden and a range of full height double glazed windows. There is a superb media wall with provision for a wall mounted television and a modern inset electric fire.

Utility

6'9" x 6'10"

The utility has a range of floor and wall units, worktops with matching splashback and feature glass splashback, stainless steel sink and drainer with mixer tap, under floor heating, walk in storage cupboard.

First Floor

Landing with glass balustrade over looking the atrium area, radiator, recessed spot lighting, alarm control panel, video door entry system, walk in storage/airing cupboard.

Bedroom 1

13'9" x 14'4"

The master bedroom has a large double glazed window to the rear elevation, radiator, provision for a wall mounted tv.

Dressing Room

6'11" x 8'9"

Accessed from the master bedroom having a range of fitted units with rails, shelving and drawers.

En Suite

White suite comprising wall hung low level wc, wall hung wash hand basin with mixer tap, walk in shower with rainfall style shower head in addition to a second shower attachment, double glazed window to the side elevation, extractor, tiled walls, tiled floor with under floor heating, recessed spot lighting, extractor, chrome towel radiator, feature mirrored wall.

Bedroom 2

12'3" x 13'9"

Front facing, large double glazed window, radiator, provision for a wall mounted tv.

En Suite

White suite comprising wall hung low level wc, wall hung wash hand basin with mixer tap, walk in shower with rainfall style shower head in addition to a second shower attachment, double glazed window to the side elevation, extractor, tiled walls, tiled floor with under floor heating, recessed spot lighting, extractor, chrome towel radiator, feature mirrored wall.

Bedroom 3

11'3" x 13'8"

Front facing, large double glazed window, radiator, provision for a wall mounted tv.

Family Bathroom

Luxury white suite comprising wall hung low level wc with inset flush, wash hand basin with mixer tap, bath with floating waterfall style tap, chrome towel radiator, recessed spot lighting, extractor, tiled walls with feature mirrored wall, tiled floor with under floor heating.

Second Floor

Landing with glass balustrade overlooking the atrium area and down to the lower floors, radiator, velux style window. There is space on the landing for a quiet reading area or study space.

Second Kitchen

6'4" x 4'7"

The kitchen has a range of floor and wall units with matching splashback with feature glass splashback. Franke stainless steel and and drainer with instant hot water tap, integrated fridge and microwave, radiator, cupboard with wall mounted gas central heating boiler, tiled floor recessed spot lighting, extractor.

Sitting Room

13'8" x 12'4"

A stunning second reception room having two large double glazed window to the rear elevation in addition to a 2.75m range of bi-folding doors that open to a private terrace, radiator.

There is a pitched style roof that incorporates 3 velux style windows, provision for a wall mounted tv, video door entry system.

Private Terrace

decked terrace with inset feature lighting.

Bedroom 4

8'7" x 14'1"

Front facing, large double glazed window, radiator, provision for a wall mounted tv.

Bedroom 5

13'8" x 10'0"

Front facing, large double glazed window, radiator, provision for a wall mounted tv, feature pitched roof. This room is currently used as a home cinema.

Shower Room

Contemporary white suite comprising low level wc, wall hung wash hand basin with mixer tap, shower with rainfall style shower head in addition to a second shower attachment, chrome towel radiator, recessed spot lighting, extractor, shaver point, tiled floor with under floor heating, feature mirrored wall.

Externally

Externally the property is accessed by a security entrance gate that leading to a sweeping block paved driveway to the property. There are 3 allocated parking spaces to the front elevation and to the rear of the house a lovely garden having a multi levelled paved patio garden with inset lighting and boxed planters all of which overlooks Whitburn Park to the rear.

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M I C H A E L H O D G S O N

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