



for sale  
peter heron  
0191 551 0000 peterheron.co.uk







Sitting in a quiet cul-de-sac position on a generous plot with magnificent south west facing gardens to the rear, this deceptively spacious 4 bedroom, 2 bathroom and three reception room detached home offers well proportioned family size living accommodation on a popular executive development set within the catchment area for Whitburn Academy.

The property internally features an entrance porch, reception hall with ground floor WC, lounge, dining room, conservatory, breakfasting kitchen with separate utility, four first floor bedrooms, 2 recently installed bathrooms and benefits from gas central heating and UPVC double glazing.

Externally there is a large resin drive to the front with off street parking for up to 3 cars leading to a wider than average integral garage.

Spacious gardens to the rear enjoy a south westerly aspect and boast beautiful lawns and well stocked borders together with additional gardens to both sides of the dwelling making this home perfect for those who like to entertain and enjoy outdoor living.

Walking distance from Whitburn Village, the property is well placed for an outstanding range of urban amenities and is particularly convenient for award winning Blue Flag beaches and National Trust Nature Reserve whilst excellent transport links are provided up to South Shields and down into Sunderland City Centre and also excellent road links through to the wider North East region. Internal inspection highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Entrance Porch

Double part glazed doors to

## Reception Hall

Understairs storage cupboard, radiator.

## Ground Floor WC



Low level WC with corner hand basin - white suite with part tiled walls.

## Lounge 13'2" x 14'11"



UPVC double glazed window to front, living flame gas fire with attractive surround, insert and hearth, coved cornicing to ceiling, double radiator.

## Dining Room 12'4" x 11'1"



Coved cornicing to ceiling, radiator and tilt and slide UPVC double glazed doors to conservatory.

## Breakfasting Kitchen 11'9" x 20'11" maximum width



Good selection of base and eye level units with stone coloured working surfaces and upstands incorporating 1 1/2 bowl sink unit with pedestal mixer tap, integrated appliances include a five burner gas hob with brushed steel splashback and overhead extractor hood, built under electric oven with pan drawer, space for American style fridge freezer, glass fronted display cabinets, UPVC double glazed window to side, integrated wine rack, breakfast bar with radiator, tile effect laminate flooring, UPVC double glazed window and door to rear providing access into conservatory.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **0191 510 3323**

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## Utility 11'1" x 4'11"

Base and eye level units with granite coloured working surfaces incorporating space and plumbing for an automatic washing machine, dishwasher and tumble dryer. UPVC double glazed window to side providing access into side garden, single radiator, tile effect laminate flooring.

## Conservatory 20'2" x 8'1"



UPVC double glazed French doors leading into the west side of the garden and to the south side there is a single UPVC patio door.

## First Floor Landing

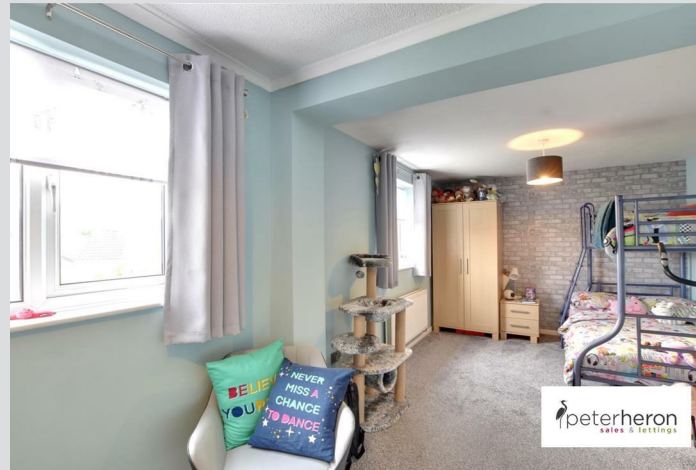
Access point to loft, built in cupboard with fitted shelving.

## Bedroom 1 (front) 10'7" x 15'4"



UPVC double glazed window to front, single radiator, partial sea views.

## Bedroom 2 (rear) 10'0" x 21'5" maximum dimensions



Two UPVC double glazed windows to rear, double radiator.

## Bedroom 3 (rear) 12'0" x 10'7"



UPVC double glazed window to rear, single radiator.

## Bedroom 4 11'0" x 16'7"



Into dormer with UPVC double glazed window with partial sea views, double radiator, access point to loft.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## Bathroom 9'6" x 10'8"



Low level WC with concealed cistern, washbasin vanity unit with drawers under, free standing double ended bath with floor mounted pedestal shower mixer taps - attractive white suite with wall and floor tiles, LED downlights, built in cupboard, UPVC double glazed window, large heated towel rail.

## Shower Room



Low level WC with concealed cistern, washbasin vanity unit with drawers under, shower cubicle - attractive white suite with wall and floor tiles, LED downlights, built in cupboard, UPVC double glazed window, large heated towel rail.

## Outside



Garden to the front with mature hedge and neatly presented lawns, Resin drive with off street parking for up to four cars leading to integral GARAGE with remote control electric roller shutter door. Gate to side providing access through to substantial west facing gardens to the rear with extensive lawns and well stocked borders with a selection of Evergreens, shrubs, trees and perennials. To both sides of the property there is additional garden space with timber shed and a Arbour hidden in the corner of the garden perfect for morning coffee.

## Garage 11'2" x 16'11"

Wall mounted Worcester Bosch combination gas boiler which we have been informed by our clients was installed late 2020 and when installed came with a five year guarantee.

## 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:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

## 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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron 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

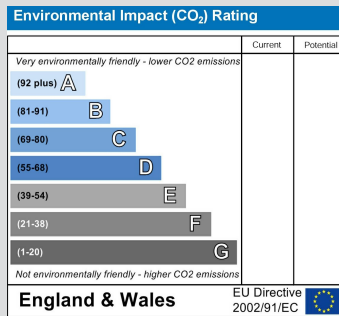
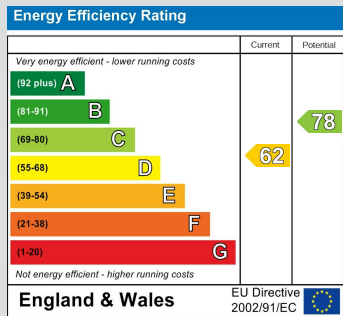
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

# MAIN ROOMS AND DIMENSIONS

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



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **0191 510 3323**

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS





Ground Floor  
Approximate Floor Area  
(90.83 sq.m)



First Floor  
Approximate Floor Area  
(78.83 sq.m)

