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sales & lettings





This newly refurbished, individually designed, detached bungalow of exceptional style and quality, sits along the cliff tops of Whitburn within the sought after Nicholas Avenue estate, being within easy walking distance of Whitburn's historic village centre with its superb boutique shops, cafes, restaurants, sea food deli and local shopping facilities together with close proximity to high performing schools.

Just a stones throw from award winning Blue Flag beaches and offering outstanding coastal walks, the property internally offers a fresh contemporary living space arranged over two floors, but with the added bonus of three bedrooms and two bathrooms to the ground floor, perfect for those who would require a stair free home. Internal accommodation comprises a reception hall, open plan living room, a bespoke "Bush Interiors" kitchen and diner with beautiful fittings throughout, glazed doors to a snug and aluminium bi folding doors into west facing rear gardens, three double sized bedrooms, with the principal bedroom having an en suite shower room, family bathroom and an additional fourth bedroom at first floor level with some splendid sea views.

Landscaped gardens are located to the front with a double drive, a side south facing garden enjoys a secluded spot and rear west facing gardens are also beautifully finished and provide access to a discreet storage shed perfect for garden equipment.

Arguably one of the most impressive examples of it's kind currently on the market today, the superb accommodation on offer would be ideal for professional couples, those looking for a bungalow to retire into and also large enough for growing families.

Only upon internal inspection can you fully appreciate everything this stunning home has to offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Oversized Smart part glazed aluminium door with top light to entrance vestibule leading to

## Reception Hall



With vaulted ceiling, LED downlights, 2 x wall mounted column radiators, turned oak/glass staircase with cloaks cupboard under.

## Living Kitchen 16'9" x 24'0"



This is a wonderful space, perfect families and entertaining and features an open plan living room with dining area and a "Bush Interiors" bespoke fitted kitchen which a selection of base units, floor to ceiling units and overhead cupboards, and a floating island with ambient lighting; all with marble effect quartz countertops. Integrated appliances include a double electric fan assisted oven, an AEG induction hob with ceiling mounted integrated extractor unit, dishwasher, overhead cupboards and fitted mirror with ambient lighting, larder cupboard with bi folding doors, fitted illuminated shelving, integrated bin and deep set drawers within the island, seating area for four people, integrated larder fridge and under bench freezer, a seating area with UPVC double glazed windows and aluminium Bi-folding doors leading out onto west facing landscaped gardens, LED downlights, wall preparation for flat screen TV, wood effect Karndean flooring, double Crittall style doors to snug.

## Utility 4'7" x 8'10"



Selection of base units with Quartz marble effect working surfaces and upstands incorporating an inset stainless steel sink unit with pedestal mixer taps, space and plumbing for automatic washing machine and tumble dryer, broom cupboard and fitted shelving, LED downlights and extractor units to ceiling, wood effect Karndean flooring.

## Snug 11'9" x 12'7"



Wood effect Karndean flooring, UPVC double glazed window to side elevation, sockets and data point for wall mounted TV, double radiator, LED down lights.

## Principle Bedroom 13'9" x 18'5" into bay



UPVC double glazed bay window to front elevation, double radiator x2.

## En-Suite Shower Room



Wall hung WC with concealed cistern, wall mounted washbasin set into vanity unit with drawers under, large walk in shower cubicle with Rainforest shower head - attractive white suite with stone effect tile flooring, marble effect tiled walls, UPVC double glazed window to side elevation, wall mounted extractor unit, large wall mounted vertical column radiator, sliding high gloss doors, LED downlights to ceiling, fitted chrome shelving.

## Bedroom 2 16'1" x 14'5" max dimensions into bay



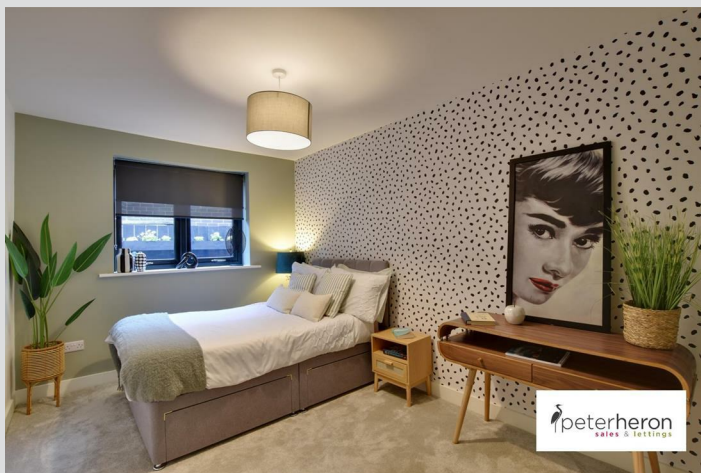
UPVC double glazed bay window to front elevation, 2x double radiators.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 (side) 8'8" x 12'11"



Double radiator, UPVC double glazed window to side elevation.

## Bathroom 15'8" x 7'7"



Wall mounted WC with concealed cistern, wall mounted washbasin set into vanity unit with drawers under, double ended bath with wall mounted taps and feature tiling, large walk in shower enclosure with fluted glass and Rainforest shower head - stunning white suite with stone effect wall and floor tiles, UPVC double glazed window to side elevation, LED down lights, ceiling mounted extractor unit, vertical column radiator.

## First Floor Landing

Serving bedroom 4.

## Bedroom 4 24'4" x 9'6" max dimensions into dormer



UPVC double glazed window to front elevation taking in some sea views, two built in wardrobes to the eaves with Bi-folding doors.

## Outside



College set block paved drive with off street parking for two cars, attractive lawned garden with established borders, south east facing courtyard to side perfect for morning coffee, and enclosed landscaped gardens to the rear, with a westerly aspect, single gate to the side providing access through to a storage area perfect for wheelie bins, bicycles etc, and access to storage shed to the side, additional space to the north north side with storage shed, paving, enclosed west facing gardens to the rear with attractive landscaping, raised planters and patio seating area accessed directly from the living room.

## Council Tax Band

The Council Tax Band is Band E

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## 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:-

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## 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

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# MAIN ROOMS AND DIMENSIONS

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## Sea Road Viewings

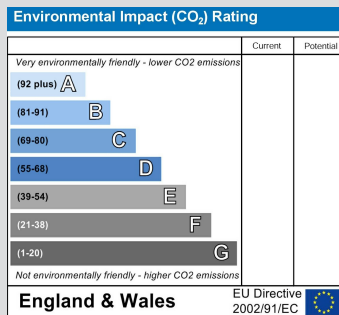
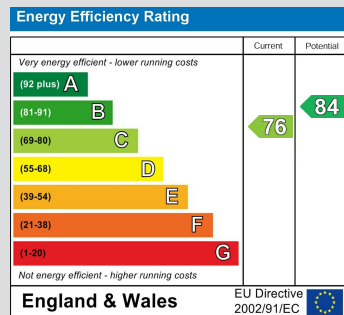
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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

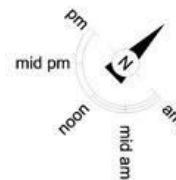


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Ground Floor  
Approximate Floor Area  
(149.05 sq.m)



First Floor  
Approximate Floor Area  
(26.61 sq.m)

24 Nicholas Avenue