









This beautifully presented "McLean built" four bedroom and two bathroom detached home with exquisite south facing rear gardens and distant sea views occupies a sought after clifftop position on this executive development within easy reach of the picturesque village of Whitburn. Internal accommodation includes an entrance porch, reception hall, lounge, dining room, conservatory, modern kitchen with island, utility and ground floor WC whilst at first floor level there are four bedrooms, an en-suite shower room and a family bathroom. Externally, there are manicured lawned gardens to the front with mature Specimen trees and a double drive to the side which would allow off street parking for up to three cars and an attached brick garage with remote control electric door and electric car charger point. To the rear of the property there are stunning landscaped gardens which enjoy a southerly aspect and feature manicured lawns, established borders, various seating areas and an impressive raised composite decked patio with glass/chrome handrails, perfect for entertaining and barbeques. Benefiting from gas central heating and UPVC double glazing, the property is decorated to a good standard throughout and is perfect for those discerning families who wish to live in a superb coastal location with close proximity to good schools and nearby village amenities. Internal inspection unreservedly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Reception Hall

Spindle balustrade staircase, double radiator.

## Study 10'3" x 6'1"

UPVC double glazed window to front elevation, single radiator, and coved cornice to ceiling.

## Lounge 11'9" x 15'10"



UPVC double glazed windows to the front elevation, single radiator, feature fireplace with polished stone surround insert and hearth and living flame gas inset, wall lights, coved cornice to ceiling, single radiator, and double doors to the dining room.

## Dining Room 11'11" x 9'10"



Double radiator, coved cornice to ceiling, and UPVC double glazed sliding patio doors to

## Conservatory 12'7" x 12'10"



Wood effect laminate flooring, wall mounted electric panel heater, and UPVC double glazed French doors leading out onto south facing rear gardens.

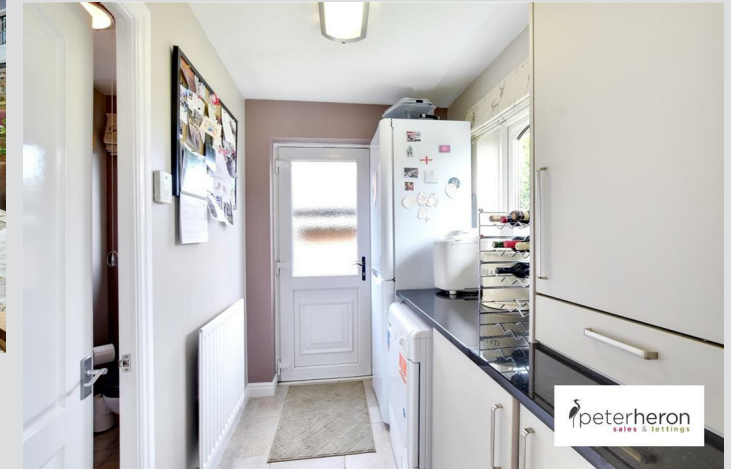
## Kitchen 13'3" x 12'8"



Superb space ideal for entertaining and families, featuring an extensive range of base and eye level units with a centrepiece island all with granite working surfaces and upstands, whilst the kitchen area features an inset 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, integrated appliances include a Rangemaster Professional cooker with granite splashback and overhead extractor hood, dishwasher, wine cooler, whilst additional features include low level plinth lighting, Limestone floor tiles, double radiator, UPVC double glazed windows to rear elevation

overlooking superb rear gardens, understairs storage cupboard, LED downlights to ceiling, and a door to the utility.

## Utility 5'6" x 7'8"



Base and eye level units with granite working surfaces, space for fridge freezer, integrated automatic washing machine, space for tumble drier, and a cupboard discreetly concealing wall mounted gas boiler serving hot water and radiators which we have been informed by our client was installed in mid 2023. UPVC double glazed windows overlooking rear gardens, single radiator, UPVC double glazed door to side and Limestone floor tiles.

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# MAIN ROOMS AND DIMENSIONS

## Ground Floor WC



Low level WC and washbasin set into vanity unit with cupboards under - attractive white suite with tiled splashbacks, tiled floor, single radiator, and UPVC double glazed window to side.

## En Suite Shower Room



Low level WC, pedestal washbasin and shower cubicle - white suite with UPVC lined walls, tiled floor, heated towel rail, and UPVC double glazed window.

## Bedroom 2 (front) 13'8" x 9'4"



UPVC double glazed windows to front elevations and single radiator.

## Bedroom 3 (rear) 8'6" x 9'11" into fitted robes



Fitted wardrobes with drawers and overhead cupboards

## First Floor Landing

With access point to loft, built in cupboard housing unvented pressurised hot water tank delivering good steady flow to the bathroom.

## Bedroom 1 (front) 16'0" x 12'1" max dimensions into recess



UPVC double glazed windows to front elevation and double radiator.

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# MAIN ROOMS AND DIMENSIONS

together with dressing table, UPVC double glazed window to rear elevation taking in distant sea views, and single radiator.

## Bedroom 4 (rear) 9'10" x 6'4"



UPVC double glazed window to rear elevation taking in distant sea views, and double radiator.

## Bathroom



Low level WC with concealed cistern, washbasin set into vanity unit with shelves and cupboards under, double ended bath with shower and mixer tap, and large corner shower cubicle - attractive white suite with wall and floor tiles, heated towel rail, and UPVC double glazed window to rear elevation.

## Front Exterior

Manicured lawns to the front with established Specimen trees and shrubs, double drive providing off street parking for up to three cars, and garage with electric remote control door.

## Rear Exterior



Superb gardens to the rear with manicured lawns, established borders, a wonderful lower garden level seating area and raised decked area with stainless steel glass railing assessed from the conservatory. To both sides of the property are walkways, one side providing access to a gate taking you through to the front garden, and the other into a garage via pedestrian door.

## Garage 17'1" x 7'11"

Electric car charging point and has an electric remote control door.

## 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.

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## Important Notice Part 2

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## Sea Road Viewings

To arrange an appointment to view this property please

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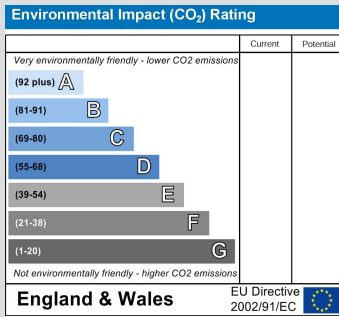
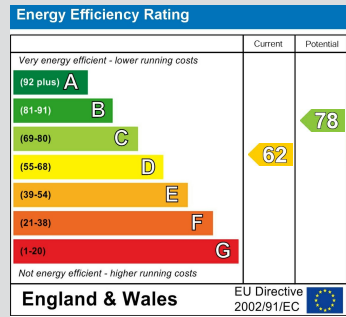
contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.



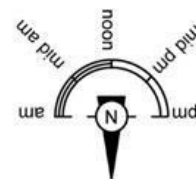
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Ground Floor  
 Approximate Floor Area  
 (64.55 sq.m)



First Floor  
 Approximate Floor Area  
 (58.11 sq.m)