









A superb four bedroom detached house, ideally situated on this modern, executive development close to Whitburn Village centre. The well-appointed accommodation is accessed via an impressive reception hall with an attractive tiled floor, feature staircase to the first floor and a cloakroom/wc. There is a lounge to the front and a fabulous kitchen / diner to the rear, fitted with an excellent range of contemporary units, luxury worksurfaces and a selection of integrated appliances. On the first floor is a master bedroom with fitted wardrobes and a stylish en-suite shower room/wc, three further bedrooms and a contemporary family bathroom/wc. Externally there is a garden area to the front with a block-paved driveway, an integral garage and a pleasant low maintenance garden to the rear. This sought after and convenient location is ideal for local amenities, highly regarded schools and transport connections. With no upper chain involved, early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door into the

Reception Hall



Attractive tiled floor, feature staircase to the first floor with glass insert, radiator, a useful utility cupboard providing space for the inclusion of a washing machine, doors connect off to the cloakroom/WC, lounge and the reception hall opens through into the kitchen/diner.

Cloakroom/WC



Low level WC with concealed cistern and washbasin, radiator, tiled floor and part tiled walls.

Lounge 14'4" x 11'8"



Large double glazed window to the front and a radiator.

Kitchen/Diner 18'11" x 11'6" + 5'4" x 5'4"



Fitted with an excellent range of contemporary wall and base units with luxury work surfaces over incorporating a 1 1/2 sink unit, integrated appliances include an oven, microwave, gas hob, fridge, freezer and a dishwasher, tall double glazed floor to ceiling windows to the rear with a central double glazed door leading out to the rear patio area, tiled floor and two radiators.

First Floor Landing



This spacious landing has a double glazed window to the front, a radiator, a boiler cupboard and there are doors connecting off to the four bedrooms and to the family bathroom.

Master Bedroom 13'6" x 9'8" + 11'8" x 5'2" max inc fitted robes



The superb master bedroom has a double glazed window to the rear, radiator, fitted sliding door wardrobes and a door to the en suite.

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MAIN ROOMS AND DIMENSIONS

En Suite



A luxury en suite with a low level WC with concealed cistern, washbasin and a walk in shower with mains fed shower, chrome ladder style radiator, tiled floor, part tiled walls and a double glazed window.

Bedroom 2 11'7" x 9'10"



Large double glazed window to the front and a radiator.

Bedroom 3 9'10" x 9'4"



Double glazed window to the front and a radiator.

Bedroom 4 9'10" x 7'6" not inc robes



Double glazed window to the rear, radiator and fitted sliding door wardrobes.

Bathroom



Low level WC with concealed cistern, washbasin and a panel bath with mains fed shower over, tiled floor, part tiled walls, chrome ladder style radiator and a double glazed window.

Outside



To the front of the property there is a low maintenance garden with a block paved driveway providing off street parking and there is access to the integral single garage. To the rear of the property there is an attractive low maintenance garden with paved patio areas and gravelled areas.

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.

Service Charge

There is a service charge of approximately £300 per annum for maintenance of the greens. Any prospective purchaser should confirm this with their Solicitor.

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MAIN ROOMS AND DIMENSIONS

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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Sea Road Viewings

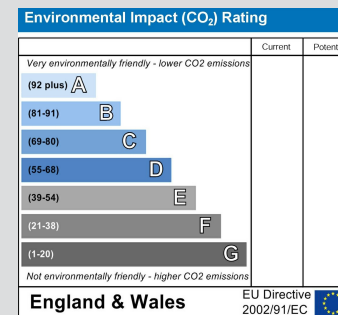
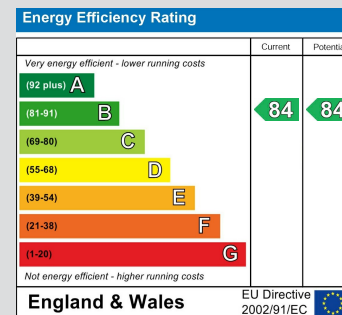
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

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