









Occupying an enviable position in the centre of Whitburn Village, this delightful, converted coach house is situated in a highly sought after location overlooking Whitburn Pond, close to the village green and is of a type which is rarely available.

Set in this prestigious cul-de-sac just off Front Street and conveniently placed for access to local schools and shopping facilities, this unique home sits within a gorgeous, secluded garden plot and enjoys lovely views to the rear overlooking the pond, with playing fields beyond.

The property provides exceptional family sized accommodation that is tastefully presented and has the benefit of good sized, well stocked mature gardens together with a detached double garage with ample driveway & off street parking.

The property features a wonderful principal lounge with windows to dual aspects and open fire, an orangery overlooking mature secluded gardens, spacious fitted kitchen/diner and a useful utility.

To the first floor there are four bedrooms (with an ensuite shower-room to the principal bedroom) a family bathroom and a useful separate shower room.

This is a flexible and spacious family home that can only be fully appreciated upon internal inspection and early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Part glazed door to

Entrance Portico

Glazed door to hall.

Reception Hall



Turned staircase.

Principal Lounge 12'9" x 20'3"



Double glazed windows to dual aspects, open fire with cast iron insert, slate surround and granite hearth, parquet design LVT flooring, panelled walls, plaster coved cornicing.

Kitchen 13'8" x 17'11"



A good selection of base and eye level units with solid oak working surfaces and upstands, incorporating an inset 1 1/2 bowl sink unit with pedestal mixer tap, integrated appliances include a five burner gas hob with tempered glass splashback and overhead extractor hood, split level microwave and fan assisted oven, dishwasher, and side by side fridge freezer. Space and plumbing for automatic washing machine.

There's also tiled floor, island with storage under and UPVC double glazed windows to the rear overlooking the pond. The kitchen shares an open plan arrangement with the dining room.

Utility

Space for tumble dryer, tiled floor, Georgian design timber framed double glazed windows overlooking the Whitburn Pond.

Ground Floor Shower Room



Low level WC with concealed cistern, washbasin vanity unit with cupboards under, walk in shower enclosure - white suite with part tiled walls, UPVC lined ceilings, Georgian design timber framed double glazed windows, extractor unit and mosaic design floor tiles. Part glazed door providing access to front drive.

Dining Room 13'0" x 14'0"



Tiled floor, radiators, timber framed double glazed sliding bi-folding doors to orangery.

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MAIN ROOMS AND DIMENSIONS

Orangery 16'11" x 13'2"



Tiled floor, French doors leading out onto patio seating area and south facing garden.

First Floor Landing

Access point to loft, Georgian design timber framed double glazed windows overlooking the pond.

Principal Suite 12'8" x 19'1"



Maximum dimensions into fitted wardrobes, Georgian design timber framed double glazed windows

walk in shower enclosure with Rainforest head and second handheld riser - white suite with wall and floor tiles, wall mounted towel rail.

Bedroom 2 13'5" x 11'9"



Georgian design timber framed double glazed window to front.

En-Suite Shower Room



Low level WC, washbasin vanity unit with drawers under,

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Bedroom 3 14'6" x 9'10"



Into fitted wardrobes with sliding mirror fronted doors, cupboard discreetly concealing wall mounted gas combination system boiler with Megaflo style unvented hot water cylinder.

Bedroom 4 9'10" x 10'2"



Double glazed window, radiator and built in cupboard.

Bathroom



Low level WC, free standing washbasin vanity unit with wall mounted taps, under sink drawers, fitted mirror, free standing double ended bath.

Outside



Long drive to front with parking for numerous cars. South facing gardens to the front with manicured lawns and established borders with a good selection of mature trees, shrubs and floralia.

Double Garage 16'9" x 18'5"

Up and over door, single door to side, electric car charging point.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band F.

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MAIN ROOMS AND DIMENSIONS

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Sea Road Viewings

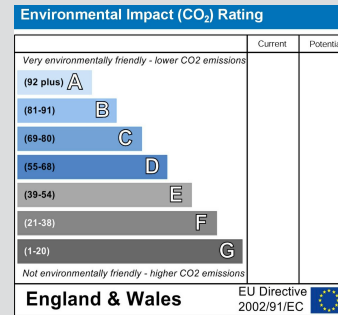
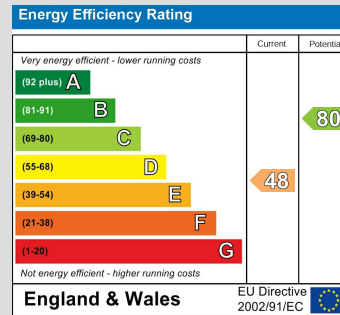
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Ground Floor



First Floor