









This stunning, larger style, four bedroom, three storey detached home, occupies a generous plot, within the highly sought after Lowery Park development, just off the sea front in Seaburn. Internally the stylish and immaculately presented accommodation is accessed via a hall, connecting through to a fabulous open plan kitchen, dining and family area. This outstanding room enjoys a dual aspect with bi-fold doors leading out to the rear garden, an excellent range of contemporary units, luxury worksurfaces and a selection of integrated appliances. Completing the ground floor accommodation is a useful utility and a cloakroom/wc. To the first floor there is an attractive lounge, three bedrooms (two with fitted wardrobes) and a family bathroom/wc whilst to the top floor is a sensational master bedroom suite. The master bedroom features two roof balcony Velux windows and a dressing room with fitted wardrobes that opens out into an en-suite bathroom/wc with a walk in shower. Externally there is a block-paved driveway providing extensive off street parking, along with access to an integral single garage and to the rear a wonderful landscaped garden with a lawn, patio, planted borders and vegetable plot. This location is ideal for local amenities, shops and schools, the sea front and transport connections. We highly advise arranging a detailed inspection to fully appreciate the location, the finish and specification and the garden this exceptional home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Hall



Attractive tiled floor, staircase to first floor and radiator.

Open Plan Kitchen/Dining & Family Area 12'5" x 21'5" extending to 28'6"



This impressive room enjoys a dual aspect with double glazed French door to front and double glazed bi-folding doors leading out to the rear garden, tiled floor, two radiator and useful built in storage cupboard.

Kitchen Area



Fitted with an excellent range of contemporary units with luxury work surfaces over incorporating an inset sink unit, integrated appliances include double oven, hob, fridge, freezer, microwave and dishwasher. Door to utility.

Dining Area



Utility



Fitted with a range of matching units and work surfaces, integrated Hotpoint washer dryer, radiator, tiled floor, double glazed window, door to garage and door to cloakroom/WC.

Cloakroom/WC



Low level WC and washbasin, double glazed window, tiled floor and chrome ladder style radiator.

First Floor Landing



Radiator.

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MAIN ROOMS AND DIMENSIONS

Lounge 14'3" maximum x 9'11"



Double glazed window to front and radiator.

Bedroom 2 8'8" x 9'5" not including robes



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

Bedroom 3 10'2" not including robes x 8'7"



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

Bedroom 4 10'1" x 6'2" extending to 9'6"



Double glazed window to rear and radiator.

Bathroom



Low level WC, washbasin and panel bath with shower attachment, part tiled walls, tiled floor, chrome ladder style radiator and double glazed window.

Top Floor

Master Bedroom 15'1" x 12'2"



Approximate measurements as sloping ceiling. The bedroom suite is accessed via the first floor landing with a staircase leading up to the top floor and radiator. The master

bedroom has two Velux windows to the front and two features roof balcony Velux windows to the rear. Radiator, built in cupboard and door to dressing room.

Dressing Room



Fitted with an excellent range of fitted wardrobes and the room opens through into the en-suite bathroom.

En-Suite Bathroom



Contemporary suite with low level WC, washbasin, panel bath and walk in shower with mains shower over, Velux window, ladder style radiator, tiled floor and part tiled walls.

MAIN ROOMS AND DIMENSIONS

Outside



To the front of the property there is a driveway providing generous off street parking and access to garage. Whilst to the rear there is a delightful generous garden with a lawned area, patio, attractive planted borders and a vegetable plot.

Vegetable Plot



Garage 19'8" long x 9'10" wide

Integral garage with an up and over access door, wall mounted boiler and internal door to utility.

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.

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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 £210.00 by Movewithus 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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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