









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.

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MAIN ROOMS AND DIMENSIONS

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



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

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.

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Lease details, service charges and ground rent (where

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MAIN ROOMS AND DIMENSIONS

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Sea Road Viewings

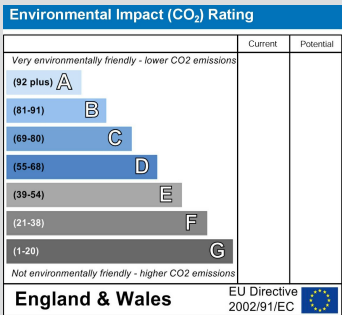
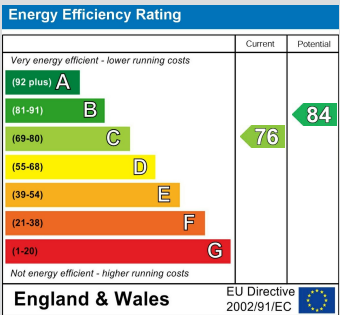
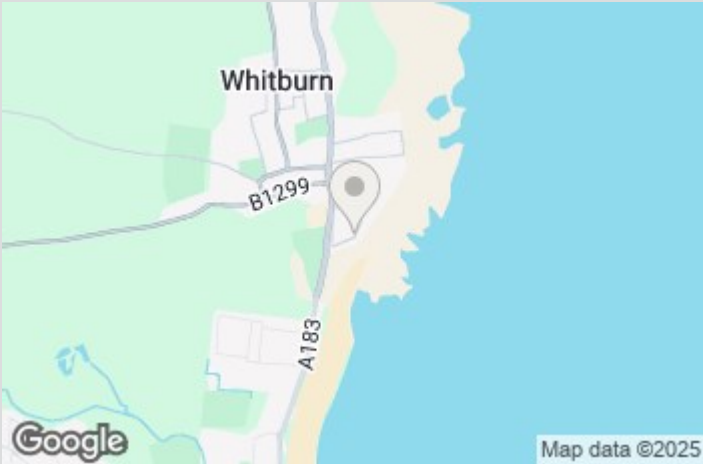
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

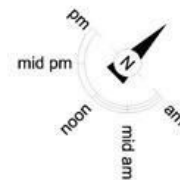


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Ground Floor
Approximate Floor Area
(149.05 sq.m)



First Floor
Approximate Floor Area
(26.61 sq.m)

24 Nicholas Avenue