









This immaculately presented four bedroom detached home with an impressive ground floor extension enjoys a very quiet, head of cul-de-sac position within this popular executive development set along the cliff tops of Whitburn.

Tastefully appointed throughout, the property offers well proportioned living accommodation ideal for families who wish to live within walking distance of Whitburn Academy and internal accommodation includes an entrance porch, reception hall, ground floor WC, lounge, large open plan dining room, kitchen and sun lounge, separate utility, four first floor bedrooms and a bathroom. Whilst the interior is impressive, it is without doubt the exterior that will appeal to so many; the gardens to the rear have been beautifully landscaped and feature a wonderful seating area and very useful brick store which is perfect for a variety of uses.

To the front there is a large drive with off street parking for numerous cars together with a garage and the property benefits from gas central heating and UPVC double glazing.

Very rarely do properties of this quality come onto the open market and this wonderful home is sure to appeal to so many families who require a home that is offering turnkey living accommodation. Internal inspection is unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed composite door to large entrance porch.

Entrance Porch

UPVC double glazed window to side elevation, wall mounted heater, wood effect laminate flooring and UPVC double glazed door to reception hall.

Reception Hall

Single radiator, tiled floor, flush LED lights to ceiling and coved corning.

Ground Floor WC



Low level WC, wash basin vanity unit - attractive white suite with floor tiles, UPVC double glazed window to front elevation.

Kitchen 15'3" x 13'9"



This is a wonderful space perfect for families and entertaining, featuring an extensive range of base and eye level units with quartz working surfaces, upstands and splashbacks incorporating a ROK TEX one and a half bowl sink unit with pedestal mixer tap. Integrated appliances include an electric halogen hob with overhead extractor hood, split level double electric oven, dishwasher and fridge freezer. In addition there are quartz floor tiles, a large island with seating area, contemporary design vertical column radiator and UPVC double glazed windows to the front elevation. LED concealed downlights and coved corning.

Utility and Walk-In-Pantry 7'4" x 11'10"



An extensive selection of wall and floor cupboards, ample storage space, solid wood working surfaces and a one-and-a-half bowl Franke sink unit with pedestal mixer tap, space and plumbing for automatic washing machine and tumble dryer, space for fridge freezer, vertical column radiator, cupboard discreetly concealing a Worcester Bosch 34 CDI combination boiler serving hot water and radiators. Vinyl flooring, UPVC double glazed window and door to side elevation and flush LED lights to ceiling.

Dining Room 13'3" x 17'1"



UPVC double glazed window to side elevation, double radiator, flush halogen lights to ceiling, large under stair storage cupboard - open plan to living room.

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MAIN ROOMS AND DIMENSIONS

Living Room 25'1" x 12'1"



A wonderful space for families featuring 2 x double radiators, flush halogen lights to ceiling and living area together with the dining area. UPVC double glazed bi-folding doors provide access out onto a wonderful landscaped gardens to the rear.

First Floor Landing

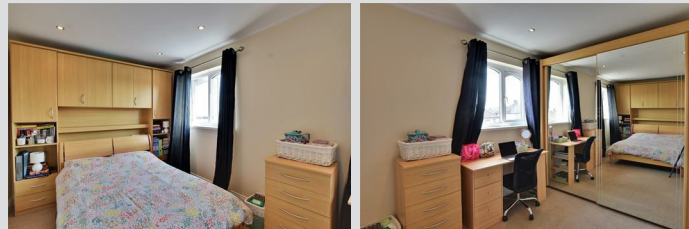
Via a solid oak staircase offers a UPVC double glazed window to the side elevation and access to a partially floored loft via a folding timber ladder.

Bedroom 1 (Front Facing) 12'11" x 10'4" (into fitted wardrobes)



UPVC double glazed window to front elevation, double radiator, flush halogen lights to ceiling and fitted wardrobes.

Bedroom 2 (Rear Facing) 8'8" x 16'10"



2 UPVC double glazed windows to rear elevation, distant sea views, double radiator, flush halogen lights to ceiling. *This used to be 2 separate bedrooms however a wall has been removed to create one large room. The rooms, however, could be reverted back to their original format if desired.*

Bedroom 3 (Front Facing) 9'11" x 6'3"



UPVC double glazed window to front elevation, built-in cupboard, double radiator.

Family Bathroom



Low level WC, pedestal wash basin, double ended bath and

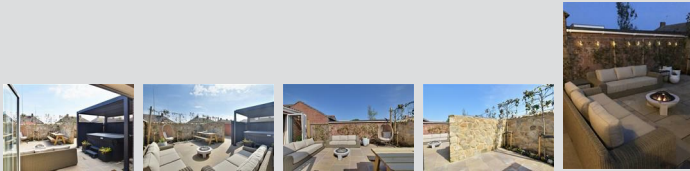
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MAIN ROOMS AND DIMENSIONS

corner shower cubicle - attractive white suite with limestone effect wall and floor tiles, UPVC double glazed window to side elevation, flush halogen lights to ceiling, wall mounted extractor unit and heated towel rail.

Outside



To the front a large block paved drive with off street parking for numerous cars leading to integral garage. To both sides of the property there are side passages with gates and the rear gardens feature attractive external lighting, a wonderful seating area and attractive stone wall and an attractive pergola offers space for a hot tub. There is an additional area in the garden behind the stone wall which would make a useful space for working from home.

Garage

With remote controlled electric roller shutter door.

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Sea Road Viewings

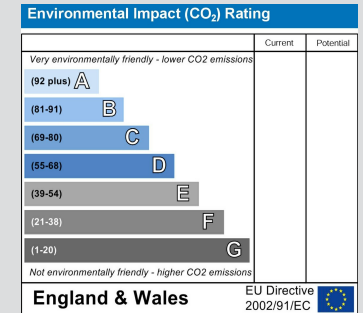
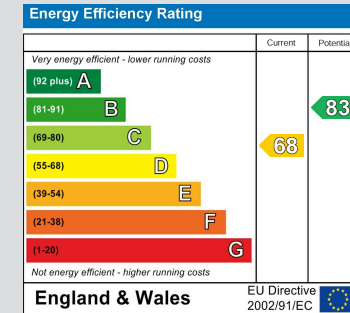
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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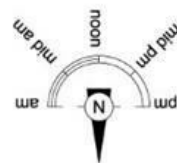
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Ground Floor
Approximate Floor Area
(86.23 sq.m)



First Floor
Approximate Floor Area
(43.91 sq.m)



30 Whiterocks Grove