



MICHAEL HODGSON

estate agents & chartered surveyors



SEA VIEW PARK, SUNDERLAND

£625,000

An impressive extended 3 bed detached house must be viewed to be fully appreciated. The property commands a much sought after location on Sea View Park in Whitburn boasting easy access to local shops, schools, amenities we well as transport links to the regions towns and cities. Internally the property incorporates a bespoke kitchen luxury bathroom suites, contemporary decor and enjoys unrivalled panoramic views over the fields to one side and the sea and sea front to another plus many extras of note. The internal accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, Open Plan Kitchen / Family / Dining Room, Separate WC and to the First Floor, Landing, 3 Bedrooms, 1 En Suite and a Family Bathroom. Externally there is a front garden and a driveway leading to the house providing off street parking and to the rear is a lovely garden enjoying an open aspect with panoramic over fields and beyond. There is a large paved patio area that sweeps around the house that leads to a generous lawn. Viewing of this lovely family residence is highly recommended to fully appreciate the space, home and location on offer.

Detached House

3 Bedrooms

Kitchen / Family / Dining
Room

Viewing Advised

Greatly Extended

Superb Property

Panoramic Views

EPC Rating: C



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Entrance Porch

The porch is entered via two patio doors, there are two double glazed windows, leading to:

Inner Hall

Stairs leading to the first floor, cloaks cupboard with mirror fronted doors with wall mounted gas boiler, two double glazed windows to the front elevation, fitted shelving

Living Room

16'11" x 14'0"

A light and airy living room having a double glazed bay window to the front elevation and a large double glazed window to the rear elevation, feature fire, coving to ceiling, radiator

Kitchen / Dining / Family Room

30'0" x 19'8"

An impressive open plan kitchen/dining/ family room that has a stunning view over the garden and fields beyond via a set of 6 bi folding doors that leads out to the garden, tiled floor, three additional large double glazed windows, recess spot lighting, two contemporary radiators

The Kitchen is fitted with a range of floor units with granite worktops, large breakfast bar, Miele 5 ring gas hob, Miele electric oven, integrated dishwasher, stainless steel sink with mixer tap

Seperate WC

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit

First Floor

Landing, a generous landing having three double glazed windows, recessed spot lighting, seating/study area on he landing

Bedroom 1

12'3" x 19'7"

The master bedroom has a large double glazed window overlooking

the garden with views of the fields and beyond, range of fitted wardrobes, recessed spot lighting, radiator

Bedroom 2

19'8" max x 8'10"

Unrivalled panoramic views over the fields and the sea front and side to the distance via two large double glazed windows

En Suite

Contemporary white suite comprising low level wc and wash hand basin with mixer tap set on a vanity unit, chrome towel radiator, shower cubicle with tiled splash back and rainfall style shower head and an additional shower attachment, ecessed spot lighting, double glazed window, extractor

Bedroom 3

9'5" x 13'10"

Rear facing, large double glazed window, fitted dressing table with matching side tables and storage above the bedspace, radiator, recessed spot lighting

Family Bathroom

Luxury white suite comprising low level wc and wash hand basin with mixer tap set on a vanity unit, bath with mixer tap and rainfall style shower over in addition to a secondary shower attachment, chrome towel radiator, double glazed window, feature stained glass window, recessed spot lighting

External

Externally there is a front garden and a driveway leading to the house and to the rear is a lovely garden enjoying an open aspect with panoramic over fields and beyond. There is a large paved patio area that sweeps around the house that leads to a generous lawn.

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

