







Occupying an elevated position on a lovely garden plot boasting commanding views of Cleadon Hills and the Coast, this exclusive executive detached home offers an excellent opportunity to those discerning families who are searching for a unique coastal home.

Arrange over two floors, the property internally has accommodation comprising a reception hall, lounge, sitting room, dining room, kitchen, orangery, ground floor bedroom and en-suite, whilst at first floor there four bedrooms, an en-suite and family bathroom.

Sitting within a lovely south facing mature plot with attractive lawns, established borders and various sitting areas, the property also has the benefit of a large drive and larger than average garage. Features of note include gas central heating and UPVC double glazing.

Located just off Seaburn Park and a stones throw from award winning Blue Flag beaches, the property is well placed for the many amenities this highly fashionable suburb of Seaburn has to offer. Offering excellent transport links into Sunderland City centre and through to the wider North East regions including Newcastle Upon Tyne, Durham City and South Shields, this delightful home deserves immediate internal inspection.

MAIN ROOMS AND DIMENSIONS

Tenure Freehold

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

Ground Floor

UPVC double glazed feature door to

Reception Hall

Spindle balustrade staircase, radiator with radiator cover, dado rail, coved cornice to ceiling, understairs cloaks enclosure.

Study/Bedroom 8'2" x 16'8"

UPVC double glazed window to front, double radiator.

En-Suite Shower Room

Low level WC, washbasin vanity unit, corner shower cubicle - attractive white suite with wall and floor tiles, heated towel rail, ceiling mounted extractor unit, flush halogen downlights.

Lounge 20'0" x 11'3"



Into bay with UPVC double glazed windows overlooking south facing garden, solid oak flooring, living flame gas fire set within period style insert with marble surround and slate hearth, coved cornice to ceiling, double radiator.

Sitting Room 11'3" x 14'4"



Radiator with radiator cover, solid oak flooring, double glazed sliding patio doors into

Orangery 14'4" x 26'3" maximum dimensions



Amtico flooring, double radiator, UPVC double glazed

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MAIN ROOMS AND DIMENSIONS

French doors leading out onto raised timber decked seating area with barbeque, wonderful sea views.



Dining Room 10'11" x 16'1"



Solid oak flooring, built in cupboard discreetly concealing

wall mounted gas Baxi Platinum combination boiler serving hot water and radiators, UPVC double glazed doors leading out into rear garden, fitted units with integrated wine cooler and granite worktops and upstands.

Kitchen 7'7" x 11'3"



Base and eye level units with granite working surfaces incorporating an inset sink unit with pedestal mixer tap, integrated appliances include a dishwasher and washing machine, Range Master range oven with brushed steel splashback and overhead extractor hood, space for American style fridge freezer. Glass fronted display cabinets, floor tiles, double radiator, vaulted ceiling with velux windows and flush halogen downlights, tiled splashbacks. UPVC double glazed window and door to rear elevation.

First Floor Landing

UPVC double glazed window to front, access point to loft.

Master Bedroom 11'2" x 19'8"



Maximum dimensions incorporating UPVC double glazed bay window to front, fitted wardrobes, double radiator.

En-Suite Bathroom



Low level WC, washbasin vanity unit and bath with overhead

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electric shower and retractable glass screen - white suite with wall and floor tiles, UPVC lined ceiling, ladder design heated towel rail, wall mounted extractor unit.

Bedroom 2 14'4" x 11'3"



UPVC double glazed windows to rear and side aspect taking in uninterrupted extending sea views and views of Cleadon Tower, double radiator.

Bedroom 3 14'4" x 8'10"



UPVC double glazed window taking in views of Cleadon Hills and Whitburn beach, double radiator.

Bathroom



Low level WC with concealed cistern and cupboard, wall

mounted washbasin vanity unit with drawers under, double ended bath with shower mixer tap - attractive white suite with wall and floor tiles, chrome ladder design heated towel rail, starlight ceiling, UPVC double glazed window, fitted cupboards.

Bedroom 4 8'2" x 15'9" maximum dimensions



Turned staircase leading to

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Mezzanine



Valued ceiling and UPVC double glazed window to front, double radiator, storage space under.

Outside



Double drive to the front with attached brick GARAGE

featuring a remote control electric roller shutter door. Landscaped gardens are located to the front, side and rear and feature manicured lawns, mature borders and various patio seating areas. Raised timber decked seating area to the rear with a barbeque and additional gardens with a timber shed from where the orangery, dining room and kitchen are all accessible.



Council Tax Band

We have been advised by our Clients this property is Council Tax Band G and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

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MAIN ROOMS AND DIMENSIONS

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of

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Sea Road Viewings

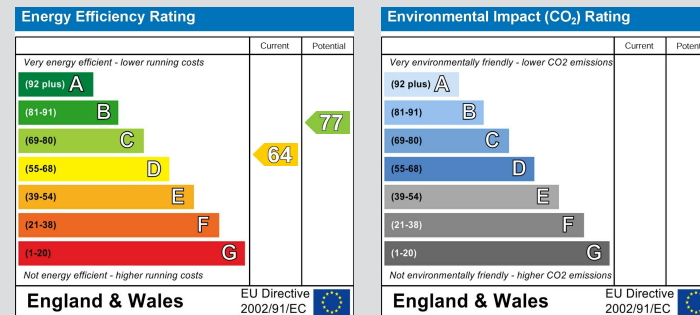
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

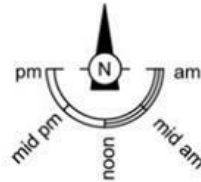
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Ground Floor
Approximate Floor Area
(112.71 sq.m)



First Floor
Approximate Floor Area
(80.73 sq.m)

South View, 1 Seaburn Court