



MICHAEL HODGSON

estate agents & chartered surveyors



## WHITBURN BENTS ROAD, SUNDERLAND £845,000

We are delighted to welcome to the market and exciting opportunity to purchase a new 5 bed bespoke modern detached house situated fronting Whitburn Bents Road in simply an exceptional position commanding stunning views over the sea front, the beach, sea and beyond. The property itself will offer a discerning purchaser a high level of specification boasting gas central heating, under floor heating to a number of rooms and all bathrooms, double glazing, a smart home system with alarm and remote controlled lighting, contemporary decor, kitchen with integrated appliances, luxury bathroom suites and many extras of note. The generous yet versatile living accommodation will be arranged over three floors and will briefly comprise of: Entrance Porch, Inner Hall, WC, Kitchen // Dining / Family Room, Utility and to the First Floor, 3 Bedrooms, Family Bathroom, En Suite to the Master Bedroom and a Living Room whilst to the Second Floor there will be 2 Bedrooms and a Bathroom. Externally there will be a front garden and driveway leading to the house and integral garage whilst to the rear a garden. This is an exciting opportunity to have input into the aesthetics / cosmetic decisions into the house at an early stage, further details upon request.

DETACHED HOUSE

5 BEDROOMS

KITCHEN / DINING / FAMILY  
ROOM

OVER 3 FLOORS

FIRST FLOOR LIVING ROOM  
EN SUITE & 2 BATHROOMS

STUNNING VIEWS  
EPC RATING: TBC



# WHITBURN BENTS ROAD, SUNDERLAND

£845,000

## INCLUSIVE SMART HOME PACKAGE

Included in the purchase of this property is an exclusive smart home lighting and music system provided by Bang & Olufsen

We have covered the key areas of the property with high quality components that are easy to interact with, beautiful in their design, durable and of the latest innovative technology.

The package system offers the following:

Integrated music system: Provided for you to the Kitchen, living area, dining room, Lounge, Bathrooms and Garden.

Smart Home Lighting: Covering the Kitchen, Living Area, Dining Area, Hallway, Lounge and Master Suite.

Automated smart home blinds: Finished in a colour of your choice to compliment the upstairs Living room and Master Bedroom.

## GROUND FLOOR

### INNER HALL

#### WC

Downstairs WC

- Vitra WC & Seat
- Grohe Concealed Cistern
- Smoke Vanity Unit
- Grohe Basin Tap
- Chrome Towel Radiator
- Tiles - Same as downstairs

### KITCHEN / DINING / FAMILY ROOM

The kitchen will have:

- Porceline Doors, Handless Rail System – 2 Choices
- Quartz Worktop
- Island & Breakfast Bar

## • Elica Nikola Tesla Prime Induction Downdraft Hob

- Bosch Oven & Microwave
- Integrated Fridge/Freezer
- Integrated Dish Washer
- Sink & Tap
- Silver Mirror Splashback
- Floor Tiles - Light grey/ice

## UTILITY

The utility will have:

- Same doors as kitchen – laminate worktop
- No appliances
- Floor Tiles – Light grey/ice

## FIRST FLOOR

### LANDING

### BEDROOM 1

### EN SUITE

En Suite

## • 2 Door Mirror Cabinet

- Vitra WC & Seat
- Grohe Concealed Cistern
- Smoke Vanity Unit
- Grohe Basin Tap
- Sliding Shower Enclosure
- Grohe Shower
- Ancora White Radiator & Valves
- Sand Grey Tiles – ( More Grey than the cream pic)

### BEDROOM 2

### BEDROOM 3

## BATHROOM

Family Bathroom

## • 2 Door Mirror Cabinet

- Grohe Bathtub & Valve
- Free standing bath
- Vitra WC & Seat
- Grohe Concealed Cistern
- Smoke Vanity Unit
- Roman Shower Screen & Wet Tray
- Grohe Shower
- Ancora Anthracite Radiator & Valves
- Light Grey Tiles

## LIVING ROOM

## SECOND FLOOR

## LANDING

### BEDROOM 4

### BEDROOM 5

## BATHROOM

Shared Bathroom

## • Bespoke Mirrors

- Vitra WC & Seat
- Grohe Concealed Cistern
- Smoke Vanity Unit
- Grohe Basin Tap
- Roman Shower Screen & Wet Tray
- Grohe Shower
- Ancora White Radiator & Valves
- Sand Grey Tiles – ( More Grey than the cream pic)

## EXTERNALLY

## GARAGE

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