



M I C H A E L H O D G S O N

estate agents & chartered surveyors



WOODLANDS GROVE, SUNDERLAND

£650,000

An exciting and rare to the market bespoke modern town house situated in an enviable position on Church Lane in Whitburn Village. Church Lane commands an exceptional location within the village boasting easy access to the villages shops, cafes, restaurants and amenities as well as being within walking distance of the sea front and its many walks, beaches and coastline. Whitburn Village is considered to be one of the pinnacle areas within the region offering a superb location providing easy access to Sunderland, South Shields, Newcastle and beyond. The property is finished to a very high standard with many extras and features of note with the accommodation being arranged over three floors offering versatile and generous living space. To the Ground Floor there is an Entrance Vestibule, Inner Hall, WC, Store / Cloak Room, an Open Plan Kitchen / Dining that leads to the Living Room, Utility, First Floor, Landing with airing cupboard, 3 Bedrooms, 2 En Suites & Family Bathroom, the Master Bedroom also has a Dressing Room and to the Second Floor, Landing / Study Area, 2 Bedrooms, Shower Room, Second Kitchen, and a fantastic Sitting Room / Lounge that enjoys superb views that also provides access to a private terrace. Externally the property is accessed by a security entrance gate that leads to a sweeping block paved driveway to the property. There are 3 parking spaces and to the rear of the house a private lawned garden with paved area. The property offers a discerning purchaser a fantastic opportunity to acquire a modern home in this much sought after location.

Town House

Over 3 Floors

5 Bedrooms

Living / Kitchen / family Room

Bathroom, Shower Room & 2 En Suites

Two Kitchens

Stunning Property

EPC Rating: B



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Entrance Vestibule

Alarm control panel, walk in double cloak storage cupboard with tiled floor and bespoke shelving, recessed spot lighting

Inner Hall

Stairs to first floor, recessed spot lighting

WC

Modern white suite comprising wall hung low level wc, wash hand basin with mixer tap, tiled floor, part tiled walls, recessed spot lighting, extractor,

Kitchen/Dining/Living Room

22'11" x 39'8"

A fantastic open plan Kitchen/Dining/Living room having a double glazed window to the front elevation, two large double glazed windows to the side elevation, large double glazed window to the rear elevation and double glazed sliding doors opening to the rear garden, underfloor heating, internal atrium, camera door entry system.

The Kitchen has a comprehensive range of floor and wall units, granite worktops, stainless steel sink with mixer tap, electric oven with slide away door, integrated microwave oven with warming drawer, integrated fridge, freezer and dishwasher extractor, ground floor safety misting system.

Utility

7'1" x 6'8"

The Utility has a comprehensive range of floor and wall units, stainless steel sink and drainer with mixer tap, tiled floor and part tiled walls and walk in storage cupboard with shelving

First Floor

Landing, galleried landing with glass balustrade, recessed spot lighting, radiator, telephone door entry system, large airing cupboard, alarm control panel

Bedroom One

14'7" x 13'7"

The Master Bedroom has a large double glazed window to the front and side elevation, walk in wardrobe area with built in wardrobes.

En Suite

Modern white suite comprising low level wc and wash hand basin with mixer tap, tiled floor with under floor heating tiled walls, double glazed window, recessed spot lighting, walk in shower with Rainfall style shower head and an additional shower attachment, chrome towel radiator

Bathroom

White suite comprising wall hung low level wc with inset flush, wash hand basin with mixer tap, bath with floating waterfall style tap, chrome towel radiator, recessed spot lighting, extractor, tiled walls with feature mirrored wall, tiled floor with under floor heating.

Bedroom Two

Front facing, double glazed window, radiator

En Suite

White suite comprising wall hung low level wc, wall hung wash hand basin with mixer tap, walk in shower with rainfall style shower head in addition to a second shower attachment, double glazed window to the side elevation, extractor, tiled walls, tiled floor with under floor heating, recessed spot lighting, extractor, chrome towel radiator, feature mirrored wall.

Bedroom Three

8'6" x 10'2"

Front facing, double glazed window, radiator, laminate

Second Floor

Study area, radiator, vaulted ceiling with Velux style window

Second Kitchen

6'5" x 4'6"

The kitchen has a range of floor and wall units with matching splashback with feature glass splashback. stainless steel sink and and drainer with instant hot water tap, integrated fridge and microwave, radiator, cupboard with wall mounted gas central heating boiler, tiled floor recessed spot lighting, extractor.

Bedroom Four

13'9" x 9'4"

Front facing, large double glazed window, radiator, vaulted style ceiling

Bedroom Five

13'11" x 8'6"

Front facing, large double glazed window, radiator.

Shower Room

Contemporary white suite comprising low level wc, wall hung wash hand basin with mixer tap, shower with rainfall style shower head in addition to a second shower attachment, chrome towel radiator, recessed spot lighting, extractor, shaver point, tiled floor with under floor heating, feature mirrored wall

Sitting Room

14'7" x 12'5"

A lovely room having a double glazed window to the side elevation and a double

glazed window to the rear elevation and vaulted style ceiling with 3 Velux style windows, bi-folding doors opening to a private terrace / balcony.

Balcony / Terrace

A fantastic space enjoying views over Whitburn park and the coast.

External

Externally the property is accessed by a security entrance gate that leads to the development having a sweeping block paved driveway to the property. There are 3 parking spaces under a car port and to the rear and side of the house a superb garden having a paved terrace, lawn and is stocked with an abundance of plants trees and shrubs. There is the added benefit of a double electric socket to the front and side of the property, external tap and underground automatic timed sprinkler system with weather sensor.

Car Port

Car port for 3 cars

Communal Gardens

There is a private communal garden woodland that is for the sole use of residents of the 5 houses set within the gated development of Woodlands Grove. The area provides a lovely woodland walkway with seating areas, fire pit and views over Whitburn Cricket Club.

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