



MICHAEL HODGSON

estate agents & chartered surveyors





## WHITBURN BENTS ROAD, SUNDERLAND £775,000

\*\*\*A STUNNING BESTOKE DETACHED HOUSE\*\*\* Situated on East Shore on Whitburn Bents Road which commands an exceptional location boasting superb coastal views over the sea front, its beaches, the sea and beautiful coastline beyond. The property offers an exciting and rare to the market opportunity to purchase a fantastic family home benefiting superb living accommodation that is stylishly appointed and arranged over 3 floors benefitting from a security alarm system, modern bathroom suites, fitted kitchen with granite worktop and a second first floor kitchen point with integrated appliances to the living / dining room, incredible sea front views and many extras of note. The generous yet versatile living space is arranged over 3 floors and briefly comprises of: Entrance Vestibule, Inner Hall, WC, Kitchen / Breakfast / Sitting Room, Utility and to the First Floor, Landing, WC, Open Plan Living / Dining / Kitchen with stunning sea views to the front elevation and balcony, Bedroom 2 with an En Suite and Private balcony that enjoys views to the rear and to the second Floor, Landing, Bedroom 1 with En Suite, Family bathroom and 2 Additional Bedrooms. Externally there is a front block paved front driveway providing off street parking and access to the house and garage whilst to the rear is a lovely paved garden enjoying an open aspect to the rear. Viewing is highly recommended to fully appreciate the space, home, views and location on offer.

Detached House

4 Bedrooms

Over 3 Floors

Kitchen / Family Room

Living / Dining Room

Stunning Sea Views

Bathroom & 2 En Suites

EPC Rating: B



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Entrance Vestibule

Tiled floor, radiator, leading to:

Inner Hall

Tiled floor, stairs to the first floor, double glazed window to the side elevation, radiator, walk in storage cupboard, cloaks cupboard.

WC

White suite comprising wall hung wash hand basin with mixer tap, part tiled walls, tiled floor, double glazed window, tiled floor

Kitchen / Breakfast / Sitting Room

18'5" x 16'2"

An open plan kitchen / breakfast / sitting room having double glazed French doors opening to the rear garden, two radiators, tiled floor.

The kitchen has a comprehensive range of floor and wall units, granite worktops, Range cooker with extractor over, glass display cabinets, central breakfasting island with granite worktops with stainless steel sink and mixer tap, breakfast bar, integrated dishwasher and microwave

Utility

7'1" x 7'11"

The utility has a range of floor and wall units, stainless steel sink and drainer with mixer tap, tiled floor, plumbed for washer and dryer, double glazed window

First Floor

Landing, radiator, double glazed window to the side elevation

WC

White suite comprising low level wc, wall hung wash hand basin with mixer tap, radiator, part tiled walls, tiled floor, double glazed window, extractor

Bedroom 2

18'6" x 15'5"

Rear facing bedroom having a double glazed window, double glazed French doors leading to a balcony that enjoys views over the rear, two radiators

Balcony

With views over the garden and beyond with electric awning and heaters

En Suite

White suite comprising low level wc, wall hung wash hand basin with mixer tap, chrome towel radiator, shower cubicle with rainfall style shower head and an additional shower attachment, tiled floor, double glazed window, recessed spot lighting, extractor

Living Room / Dining Room & Kitchen Point

29'10" x 16'7"

A Stunning open plan room having sliding aluminium double glazed windows to the front elevation opening to a private balcony that enjoy views over the seafront and beyond, wood stripped floor, inset modern feature gas fire, two radiators, double glazed window to the side elevation. To the rear of the room is a very useful second kitchen point having a range of floor and wall units, stainless steel sink with mixer tap, integrated fridge, dishwasher and wine cooler

Second Floor

Landing, velux style window, storage cupboard, alarm control panel, loft access

Bedroom 1

14'10" x 17'1"

An impressive master bedroom having a large double glazed window to the front elevation with plantation shutters, radiator, two double width recessed wardrobes, vaulted ceiling, velux style window.

En Suite

White suite comprising low level wc, wash hand basin with mixer tap,

tiled floor, extractor, chrome towel radiator, shower cubicle with tiled splash back and rainfall style shower head and an additional shower attachment, velux style window, bath with mixer tap.

Bedroom 3

15'5" x 9'1"

Double glazed window, radiator, rear facing

Bedroom 4

15'4" x 9'1"

Rear facing, double glazed window, radiator

Bathroom

Suite comprising low level wc, bath with mixer tap, part tiled walls, chrome towel radiator, shower cubicle with tiled splash back and rainfall style shower head and an additional shower head, radiator, two velux style windows

Externally

Externally there is a front block paved front driveway providing off street parking and access to the house and garage whilst to the rear is a lovely paved garden enjoying a open aspect to the rear.

Garage

19'0" x 10'10"

Integral garage accessed via an electric roller shutter, wall mounted gas boiler

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# M I C H A E L   H O D G S O N

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