ColinLilley
ESTATE AGENTS



31 White Rocks Grove

Whitburn, SR6 7LL

£447,500

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Entrance porch
Via a composite front door, the porch has a vaulted ceiling, tiled floor and an electric tower radiator

Living room
15'5" x 12'11" (4.71 x 3.95)
A lovely large space with porcelain tiled floor with under floor heating, stairs to the first floor and open through to the breakfasting kitchen.

Playroom/Study
12'2" x 7'3" (3.73 x 2.22)
Spot lights and an electric radiator

Kitchen breakfast room
16'9" x 11'11" (5.12 x 3.65)
A simply stunning space with French doors and windows overlooking the rear gardens. The kitchen has a central breakfasting island with quartz work surfaces housing a five ring induction hob. There is a range of shaker style wall and base units with sink unit and boiler tap, oven and microwave, integral fridge, freezer and dishwasher, central heating boiler and bin cupboard, built in understairs cupboard, spot lights and a porcelain tiled floor with under floor heating. The room opens into the dining area.

Dining Area
11'1" x 7'2" (3.40 x 2.19)
With corner built in banquette seating and radiator, porcelain tiled floor

Utility
6'9" x 3'10" (2.06 x 1.18)
Plumbed for appliances and with quartz shelving, tiled floor

Cloaks WC
Vanity unit housing a wash basin and WC, wall cabinet and a tiled floor

First floor
Landing with oak and glass staircase, radiator

Bedroom 1
16'9" x 8'9" (5.12 x 2.68)
Across the rear of the home and formerly two bedrooms, the room is a great size and comes with spot lights and a radiator

Bedroom 2
12'4" x 10'5" (3.78 x 3.20)
Currently used and fitted as a large dressing room, this is a generous double bedroom and comes with spot lights and a radiator

Bedroom 3
9'9" x 6'3" (2.98 x 1.91)
Built in stairhead cupboard, radiator

Bathroom
10'3" x 5'8" (3.14 x 1.75)
A stylish four piece bathroom with tiled walls and floor comprising a bath, vanity unit with wash basin and WC, separate shower enclosure with both drencher and spray shower heads, spot lights and a towel radiator

External

To the front is a large imprinted concrete drive with off street parking for five cars. There is external lighting and a gate to the sunny south aspect rear gardens with stone wall, imprinted concrete patio with tiled edging and path around the synthetic grass lawn. There is led feature garden and home lighting making this a lovely space through the day and night to relax in.

Note

Freehold Title, Council Tax Band D, Mains Services Connected, Flood Risk very low. Broadband Basic 3 Mbps, Superfast 67 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 likely, Three, Vodafone and EE limited.









Road Map



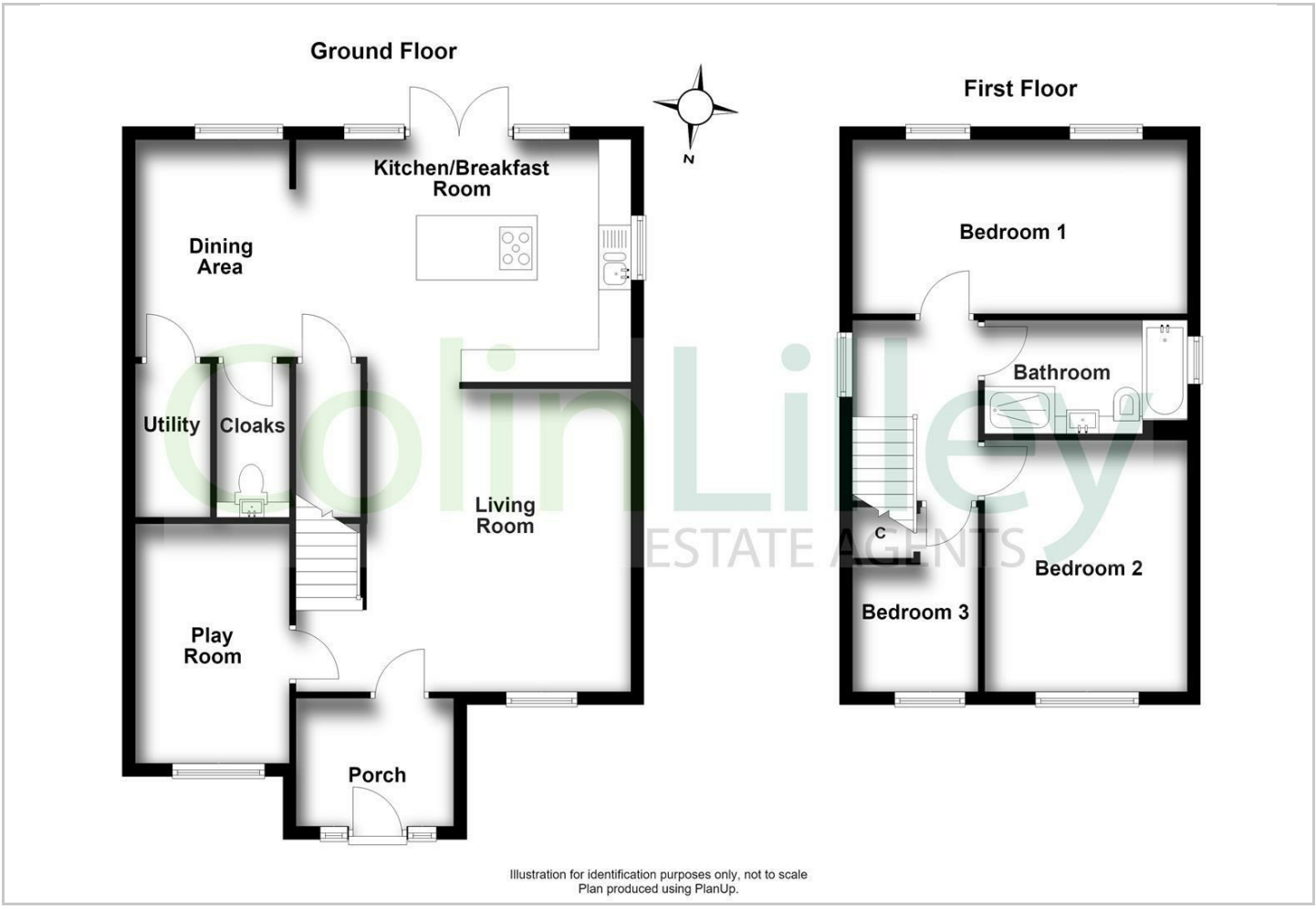
Hybrid Map



Terrain Map



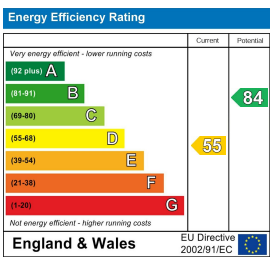
Floor Plan



Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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