



M I C H A E L   H O D G S O N

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estate agents & chartered surveyors



# NEWARK DRIVE, SUNDERLAND

## £685,000

We are delighted to bring to the market this superb 3 bed detached bungalow situated on Newark Drive in Whitburn commanding a much sought after location providing easy access to the sea front and its beaches, coastal walks in addition to Whitburn Village and its shops, amenities as well as excellent transport links to the regions town and cities. The property itself benefits from gas central heating, double glazing, contemporary decor, a recently fitted kitchen, There is a solar panel system to the rear roof space with In-roof solar panels 6.00kWp and a Tesla 13.5kW Powerwall 2 and many extras of note. The generous living accommodation will not fail to impress all who view and briefly comprises of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen / Breakfast / Sitting Room, Utility, WC, 3 Bedrooms, Bathroom and an En Suite. Externally the property is set on a lovely garden plot having a front garden with lawn in addition to a side block paved driveway leading to the detached garage and block paved pathways to the house whilst to the rear is a southerly facing garden with paved patio area, generous lawn and well stocked borders. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Detached Bungalow  
Living Room  
Dining Room  
Garage & Gardens

3 Bedrooms  
Kitchen / Breakfast Room  
Bathroom & En Suite  
EPC Rating: C



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Entrance Porch  
The entrance porch has a tiled floor, double glazed window, leading to the inner hall.

Inner Hall  
The inner hallway has a radiator, cloaks cupboard with Tesla power battery.

Living Room  
19'7" x 12'10"  
The living room has a range of double glazed windows, double glazed french doors to the garden, feature fireplace with electric fire, two radiators.

Dining Room  
15'8" x 11'10"  
The dining room has a double glazed window to the front elevation, double radiator, access to the kitchen / breakfast room.

Kitchen / Breakfast / Sitting Room  
28'1" x 10'7"  
The kitchen / breakfast / sitting room spans the full length of the house having double glazed window to the front and side elevation, two radiators, recessed spot lighting, double glazed french doors to the garden, quickstep laminate flooring.

The kitchen was supplied by Broadoak Kitchens and has a range of ash wood Second Nature floor and wall units with quartz worktops with matching splashbacks, integrated Bosch dishwasher, NEFF electric oven, NEFF combination microwave oven, NEFF induction hob with extractor over, full height larger style Bosch fridge and freezer, Franke stainless steel sink and mixer tap with Quooker Flex boiling water tap.

Utility  
11'9" x 4'7"  
The utility has a range of range of ash wood Second Nature floor and wall units, quartz worktops with tiled splashback, radiator, quickstep laminate floor, Belfast sink with mixer tap, plumbed for washer and dryer, double glazed door to the garden.

WC  
Low Level WC, double glazed window, wall hung wash hand basin with tiled splashback, quickstep laminate flooring.

Inner Hall  
Radiator, loft access, storage cupboard with wall mounted gas central heating boiler.

Bathroom  
Suite comprising of a low level WC, Pedestal basin, bath, part tiled walls, radiator, electric towel radiator, two double glazed windows.

Bedroom 1  
22'4" max x 17'2" max  
A lovely master suite having a vaulted ceiling in part over the bed area and space for a sitting / dressing area, double glazed french doors to the garden, three radiators, double glazed windows.

Walk In Wardrobe  
5'8" x 4'5"  
Loft Access, radiator

En Suite  
Wet room style shower room having a white suite comprising of a wall hung wash hand basin, wall hung low level WC, double glazed window, chrome towel radiator, extractor, walk in shower with rainfall style shower head and an additional shower attachment.

Bedroom 2  
12'1" x 12'7"  
Rear facing, double glazed window, radiator, two storage cupboards/wardrobes.

Bedroom 3  
10'7" x 9'7"  
Front facing, double glazed window, two storage cupboards, radiator

Externally  
Externally the property is set on a lovely garden plot having a front

garden with lawn in addition to a side block paved driveway leading to the detached garage and block paved pathways to the house whilst to the rear is a southerly facing garden with paved patio area, generous lawn and well stocked borders.

Garage  
18'0" x 10'5"  
Detached single garage accessed via an electric roller shutter.

Solar Panels  
There is a solar panel system to the rear roof space with In-roof solar panels 6.00kWp and a Tesla 13.5kW Powerwall 2. The solar panels power the electricity within the house and also offer the added benefit of a feedin tariff to the national grid. Further details upon request,

COUNCIL TAX  
The Council Tax Band is Band E.

TENURE  
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

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