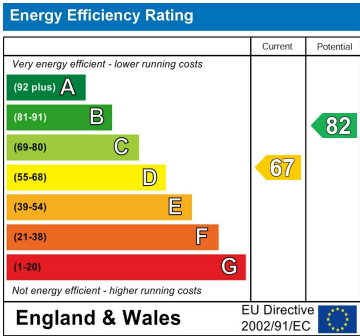




Linden Road, Seaton Delaval



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £240,000

Description

IMMACULATELY PRESENTED AND WELL EXTENDED FOUR BEDROOM SEMI DETACHED HOME PERFECTLY POSITIONED UPON A QUIET CUL-DE-SAC WITHIN SEATON DELAVAL

Brannen & Partners are delighted to welcome to market this well extended four bedroom semi-detached family home, conveniently situated within Seaton Delaval. Immaculately presented throughout, the sizeable property offers four good sized bedrooms, contemporary open-plan kitchen/diner, inviting living space, sunny conservatory and considerable modern bathroom, complete with low maintenance gardens to the front and rear plus a double driveway leading to an integral garage.

Briefly comprising: Practical entrance hallway leads directly to the living space whilst housing a convenient WC.

Beyond the hall, the warm and inviting living space opens up. Presenting a bay window with fitted plantation shutters, decorative feature fireplace and spotlighting, the living area offers a modern yet cosy space to unwind, complete with stairs to the first floor and door to the open plan kitchen/dining area.

Positioned to the rear of the home, the dining room is a naturally light space due to the dual aspect and open plan configuration. Furnished with Herringbone flooring and wall panelling, the dining area can comfortably accommodate a six seater dining table and leads into the kitchen via an open archway.

Contemporary in design, the high gloss kitchen features a variety of wall, base and drawer units framed with Quartz effect worktops. Integral appliances include an extractor hood, hob and oven, with designated space for further appliances.

From the dining area, double doors allow access into the sunny conservatory. Currently utilised as a home gym, the sizeable space could accommodate a multitude of needs, with direct access to the garden available.

Upon the first floor, the central landing provides access to all four bedrooms, family bathroom and an integral storage cupboard. The two largest bedrooms are positioned to the front of the home, both particularly generous in size. Whilst the further two bedrooms offer versatile spaces, with one currently doubling up as a dressing area with fitted wardrobes and the other as a home office with an integral storage cupboard.

Finalising the home, the considerable family bathroom has been extended to create space for both a walk in shower and separate free standing bath with additional shower attachment. Minimal and modern in design, the bathroom also offers a WC, heated towel rail and pedestal wash basin.

Externally, the private rear garden has been landscaped to ensure a wonderfully low maintenance space to enjoy. With an initial patio followed by artificial lawn framed with gravelled borders and a secure fenced boundary, side access leads to double driveway and integral garage at the front of the property fitted with CCTV, sitting aside a small lawn.

Positioned within this sought after development, scenic country walks and nature trails on your doorstep, whilst the nearby Seaton Sluice beach provides beach walks, swimming and surfing. St Mary's Island, Whitley Bay and Tynemouth beaches are accessible within a short drive. The new Northumberland Line station is five minutes walk away, providing an easy commute into Newcastle. The newly constructed Astley High School offering education for middle and high school pupils is also within walking distance, along with sporting and leisure opportunities for the wider community.

Entrance Hallway
6'2" x 2'11"

WC
6'1" x 2'8"

Living Room
15'3" x 14'8"

Dining Room
8'9" x 14'10"

Kitchen
10'5" x 8'5"

Conservatory
10'5" x 9'6"

Landing
7'10" x 10'0"

Bedroom One
14'9" x 8'6"

Bedroom Two
13'10" x 8'7"

Bedroom Three
10'3" x 8'5"

Bedroom Four
6'8" x 5'11"

Bathroom
6'7" x 15'5"

Garage
17'6" x 8'9"

Front & Rear Gardens

Double Driveway

Tenure
Freehold

