



**Barn Hollows, Seaham**

**Offers In The Region Of £400,000**



# Barn Hollows, Seaham

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* DETACHED HOUSE \* GARDENS FRONT AND REAR \* SPACIOUS FAMILY HOME \* RURAL VIEWS \* VILLAGE LOCATION \* SR7 \* COUNCIL TAX BAND - E \* EPC RATING - E \*

Welcome to Parkland, Barn Hollows this stunningly placed detached home is situated in the village of Hawthorn, County Durham. Barn Hollows is an exclusive development of detached homes in a quiet and scenic location.

Surrounded by open countryside with convenient access to Durham, Sunderland and the East Coast with great transport links throughout the North East.

It stands upon a set back plot with mature secluded gardens to front, side and rear, and unrivalled countryside views.

Providing exceptional family accommodation, it features several reception rooms, and an additional spacious kitchen/dining area.

Master bedroom with full en-suite bathroom and two further spacious double bedrooms across the stunning landing area.

In need of some updating and modernisation.

Rare to the market and highly recommended ! Viewing Essential.





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**Ground Floor**

- Living Room: 15'1" x 9'10" (4.61 x 3.07 m)
- Living Room: 19'5" x 11'1" (6.03 x 4.91 m)
- Dining Room: 10'1" x 11'10" (3.36 x 3.62 m)
- Kitchen: 11'7" x 11'11" (3.54 x 3.64 m)
- Hallway: 18'10" x 12'11" (5.75 x 3.70 m)
- Laundry Room: 3'10" x 9'10" (1.17 x 3.01 m)
- Hallway: 3'2" x 10'3" (0.99 x 3.14 m)
- WC: 5'10" x 2'9" (1.78 x 0.83 m)
- Wardrobe: 3'8" x 7'0" (1.13 x 2.14 m)
- Wardrobe: 2'4" x 2'15" (0.74 x 0.76 m)

**Floor 1**

- Bedroom: 14'6" x 11'11" (4.44 x 3.65 m)
- Bathroom: 10'9" x 9'2" (3.29 x 2.81 m)
- Bathroom: 6'0" x 6'10" (2.45 x 2.10 m)
- Wardrobe: 8'1" x 2'8" (2.47 x 0.82 m)
- Landing: 9'0" x 9'2" (2.74 x 2.81 m)
- Bedroom: 11'5" x 12'11" (3.48 x 3.94 m)
- Bedroom: 11'4" x 12'11" (3.47 x 3.94 m)

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**Approximate total area<sup>(1)</sup>**  
1854.09 ft<sup>2</sup>  
172.25 m<sup>2</sup>

**Reduced headroom**  
23.62 ft<sup>2</sup>  
2.19 m<sup>2</sup>

(1) Excluding balconies and terraces

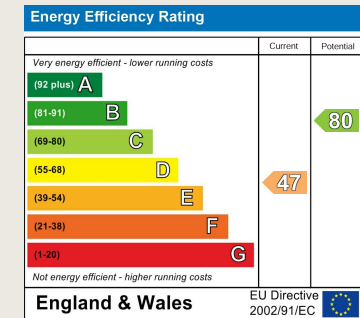
Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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