

# SIGNATURE


## NORTH EAST

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 Millbank Close, SR7 0GA



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## Offers Over £795,000

Signature North East is delighted to welcome to the market this exceptional four-bedroom detached luxury stone-built property, uniquely self-built and offering a private and secure lifestyle. Nestled in the charming town of Seaham, this exquisite home enjoys a prime location just a short stroll from Seaham Hall Beach. It's an ideal setting for families, with Seaham High School conveniently situated behind the property, ensuring easy access for students. The area is well-served by local amenities, and Seaham Train Station offers effortless connections to destinations like Whitby, Hexham, and the Metrocentre.

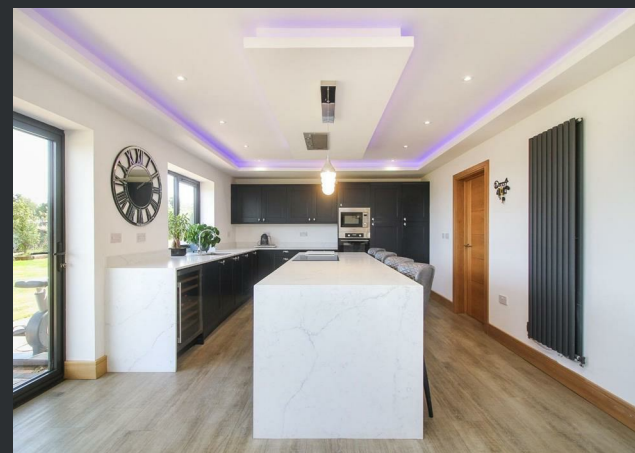
Upon entering the property, you are welcomed by a central hallway that leads to a large, stylish W.C. The journey begins with the spacious living room, bathed in natural light from a large window and enhanced by a bespoke ceiling feature, adding a touch of elegance. The heart of the home is the open-plan kitchen/dining/family area, featuring a stunning central island with seating for four and ample space for a dining table. The kitchen boasts attractive wall and base units complemented by sleek countertops, while integrated appliances including a fridge, oven, microwave, induction hob, and wine chiller add a touch of modern luxury. Bi-fold doors seamlessly connect the indoor and outdoor spaces, inviting you to enjoy the beautifully landscaped rear garden. A striking built-in fireplace in the family area and a unique ceiling feature further elevate this stylish and contemporary space. Adjacent to the kitchen is a large utility room with additional rear access. Throughout the home, solid wood fire doors add to the overall quality and safety.

Ascending to the first floor, you will discover four generously sized bedrooms, each capable of comfortably accommodating a double bed and furnishings. Bedrooms 1 and 2 offer ample storage with built-in wardrobes, while the master bedroom boasts a luxurious en-suite featuring a walk-in shower, W.C., and hand basin. Completing this floor is a trendy and luxurious bathroom, featuring a freestanding bathtub, walk-in shower, hand basin, and W.C. The loft area is expansive, fully boarded, and compliant with fire regulations, providing an excellent opportunity for potential development, subject to planning permission.

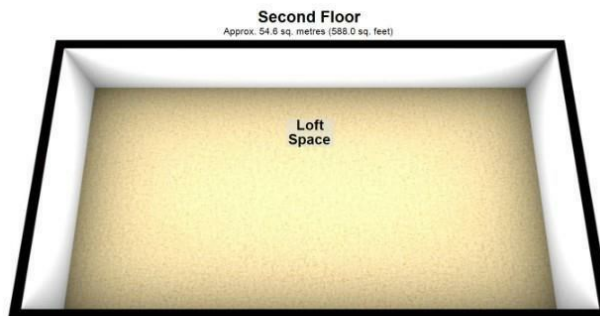
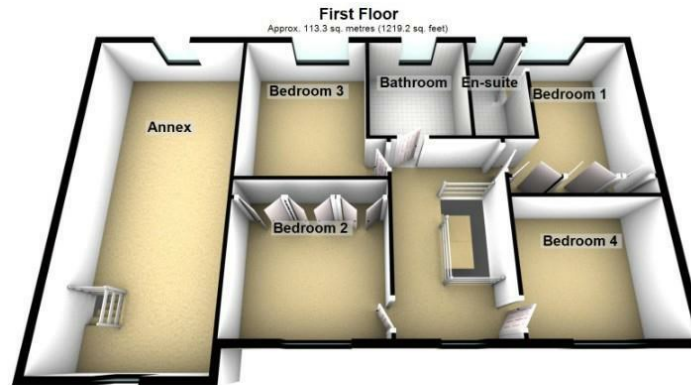
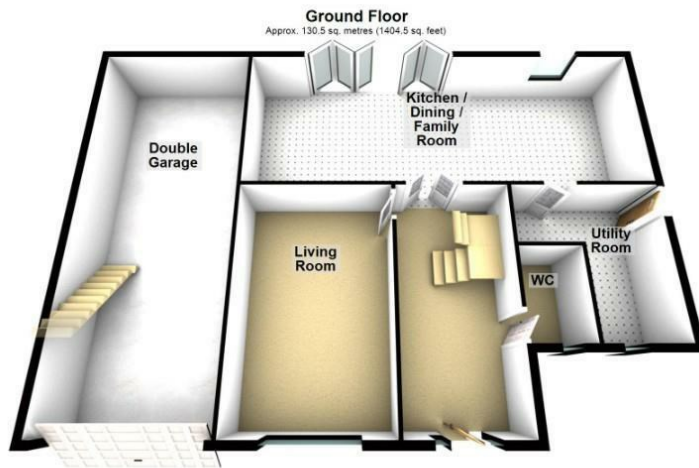
Externally, this property offers a substantial garden with a large lawn and ample patio space, perfect for outdoor furniture and enjoying the sea views, which are guaranteed to remain unobstructed due to the adjacent school playing field. The plot, approximately the size of half a football pitch, offers ample space for various outdoor activities. The property is extremely secure, with an electric gate at the front and a massive driveway capable of accommodating up to 20 cars. Additionally, there is a double-level double garage with loft space above, providing further storage or development potential.

Furthermore, the property comes with live permission for a business to run out of the cabin on the land. There is also planning permission for another house, a mirror image of the existing property, offering an excellent investment or expansion opportunity.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



# PROPERTY FLOORPLAN



Total area: approx. 298.4 sq. metres (3211.8 sq. feet)  
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
18'11" x 12'2"

Kitchen / Dining / Family Room  
33'7" x 12'5"

Utility Room  
12'7" x 11'8"

WC  
7'4" x 4'10"

Bedroom One  
14'9" x 11'8"

En Suite  
8'7" x 4'10"

Bedroom Two  
12'2" x 8'10"

Bedroom Three  
13'1" x 12'2"

Bedroom Four  
11'8" x 10'9"

Bathroom  
8'7" x 8'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC











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