



Station Road, Seaham SR7 0AD

**HUNTERS**<sup>®</sup>  
EXCLUSIVE

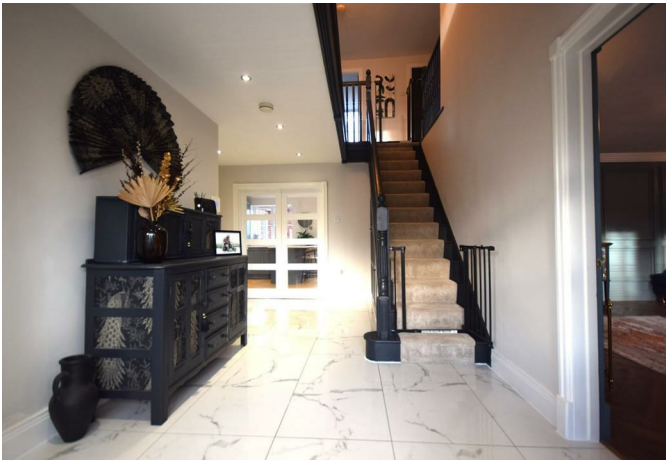






## Station Road, Seaham SR7 0AD

" A SPECTACULAR INDIVIDUAL RESIDENCE WITH A DOUBLE GARAGE "....Hunters are overwhelmed to present to the market this inspiring five bedroom detached executive residence providing awe inspiring proportions rarely seen in modern homes today situated within striking distance of the local railway station. This exemplary residence encompasses eye watering grand features including a beautiful entrance leading to the reception rooms and wonderful reception kitchen integrating a stunning garden room in addition to an outstanding master bedroom suite accompanied with a dressing room and en-suite facility. The coastal town of Seaham is ideally situated for access onto the A19 which interconnects with all of the regions major conurbations including Sunderland, Teesside and the historic City of Durham only 13.6 miles by car, a flamboyant seafront and award winning beaches together with the nearby Dalton Park Leisure/shopping complex. EPC:C, Council Tax Band E. For further information please contact your local Hunters Office situated in the Castle Dene Shopping Centre. "NO CHAIN"





**Entrance Vestibule**

9'6" x 4'3"

This inspiring entrance highlights the individual nature of the residence with two partially glazed doors opening into the grand hallway complementing the double glazed windows and exterior double glazed door offering accessibility into the front forecourt gardens.

**Hallway**

16'3" x 8'9"

Encompassing breathtaking proportions this eye catching area includes a newel posted staircase leading to the first floor gallery landing and striking tiled flooring throughout. Accompaniments include a useful understairs cupboard, a contemporary vertical radiator and glazed double doors opening into the reception dining kitchen. Further internal doors offer entry into the principle reception room and the family room / fifth bedroom with en-suite.

**Lounge**

16'6" x 14'11"

Situated at the front of the home, this impressive principle reception room features double glazed windows overlooking the front forecourt gardens and a classical column radiator complementing the attractive herring bone effect flooring and wall panels.

**Family Room / Fifth Bedroom**

14'11" x 9'7"

A delightful room which could be utilised as a further fifth bedroom with an adjoining

en-suite facility if there were a requirement for an additional double bedroom. Located at the front of the property the room incorporates laminated flooring, a radiator, double glazed windows and a further door offering accessibility into the ground floor shower room W/c and sauna.

**Shower Room / Sauna**

8'2" x 5'11"

This striking facility features a white suite comprising of a glazed shower enclosure with chrome fixtures, a low level W/c and a hand wash basin situated into a useful vanity cabinet. Additionally, the room unusually incorporates a splendid integrated sauna area, an elevated contemporary radiator and frosted double glazed windows positioned to the side of the residence.

**Dining Kitchen Reception**

39'9" x 11'5"

Nestled at the rear of the home, this awe inspiring dining kitchen reception is an ideal accompaniment for families, incorporating the formal kitchen area with attractive flooring which flows into the dining facility, culminating at a less formal reception area which provides an open plan accessibility into the enchanting garden room with its exemplary lantern glazed ceiling and views across the enclosed rear grounds. The kitchen includes an eye catching centrally positioned multifuel range style cooker complete with a concealed illuminated extractor canopy complimented with granite work surfaces integrating a centrepiece ceramic sink complete with mixer tap fittings positioned below a double glazed window offering views to the side of the residence and a wonderful





peninsular breakfasting bar adjacent to exterior double glazed patio doors leading into the rear grounds. Integral appliances include a fridge and freezer, an automatic dishwasher and a wine chiller located beneath the breakfasting bar.

#### **Garden Room**

12'7" x 9'4"

Providing overwhelming proportions concurrent throughout the entire residence, this lovely garden room features an impressive eye catching lantern ceiling complimented with unrestricted views across the enclosed rear grounds towards the double garage.

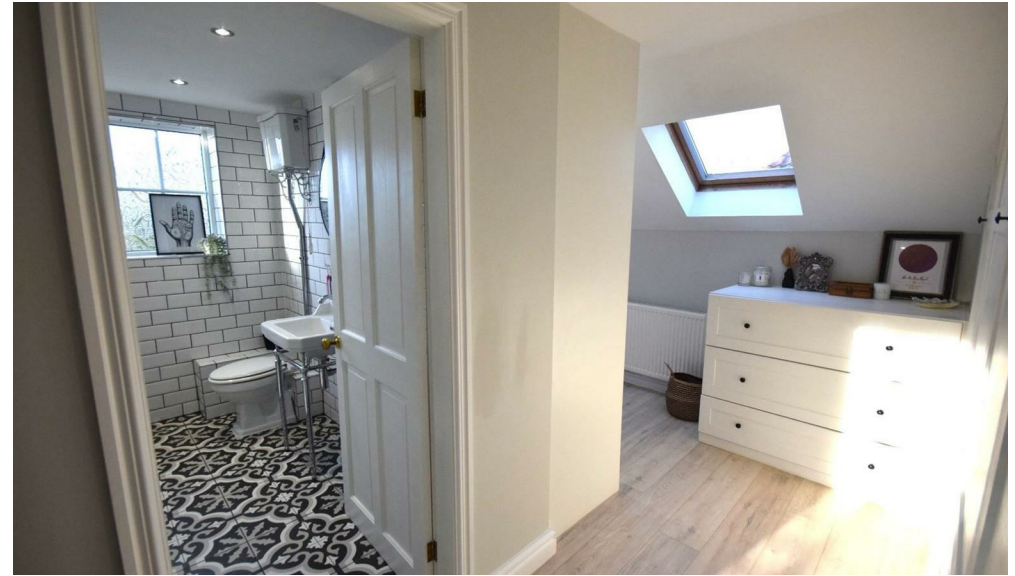
#### **Utility Room**

9'7" x 8'9"

Positioned off the kitchen area, this useful utility room provides a range of cabinets with underbench plumbing for an automatic washing machine, a continuation of the attractive flooring, a radiator, convenient loft access and a concealed wall mounted gas boiler. Additional attributes include double glazed windows and a double glazed exterior door granting access into the rear grounds accompanied with a door opening into the garage.

#### **First Floor Landing**

This distinctive gallery landing area continues with the individualistic characteristics noted throughout the residence, featuring a wonderful newel posted spindle balustrade, convenient loft access and a useful storage cupboard.



#### **Master Bedroom Suite**

14'11" x 13'2"

Incorporating breathtaking proportions spanning the entire gable of the property, the lovely master suite comprises of a double glazed dormer window offering elevated views across the front grounds complimented with an open plan aspect to the dressing room and a door to the en-suite facility.

#### **Dressing Room**

15'1" x 6'10"

Located to the rear of the master suite, the dressing room features a pair of double glazed velux windows, a radiator and wardrobe area.

#### **En-Suite**

8'9" x 6'3"

Placed between the bedroom area and the dressing room, the lavish en-suite features a contemporary suite comprising of a larger glazed shower enclosure complimented with an eye catching high level W/c and an elevated hand wash basin accompanied with a stylish illuminated mirror. Accompaniments include an individualistic towel radiator and frosted double glazed windows to the side of the home.

#### **Second Bedroom**

15'8" x 11'8"

This characteristically larger than average second double bedroom offers a pair of double glazed velux windows to the rear of the property accompanied with an additional double glazed window and radiator.



### **Third Bedroom**

15'1" x 11'3"

Located adjacent to the second bedroom on the front elevation, this further double bedroom includes a double glazed dormer window and a radiator.

### **Fourth Bedroom / Study**

8'9" x 7'2"

Situated off the spectacular gallery landing area, the fourth bedroom which is currently facilitated as a study, features three double glazed windows overlooking the front grounds and a partially glazed door accompanied with windows overlooking the landing area, a radiator and attractive laminated flooring.

### **Family Bathroom**

12'2" x 7'7"

The delightful principle family bathroom features a white suite comprising of a stunning centrally positioned roll top bath set upon ball claw feet, low level W/c and a pedestal hand wash basin. Accompaniments include an attractive double glazed dormer window to the rear, a radiator and captivating floor and wall coverings.

### **Outdoor Space**

This exclusive individual residence is situated upon a prestigious corner position providing low maintenance forecourt gardens at the front with attractive predominantly paved areas intersected with enticing synthetic turfed spaces leading round the side of



the property to an access door into the double garage. At the rear the gardens have been extensively landscaped incorporating a low maintenance paved garden with the introduction of a central area of impressive synthetic turf accessed from the rear lane via an electric roller garage door, suitable for multi-vehicular parking preceding the double garage.

### **Double Garage**

19'5" x 17'7"

Accessed from the rear enclosed walled landscaped garden or from the utility room, the extensive double garage offers an electric double roller garage door, various electrical sockets, a dog grooming shower station and a ladder to the boarded loft area with numerous velux windows, ideal for storage or clients with a flair for Diy.

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. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Peterlee -  
0191 586 3836 <https://www.hunters.com>

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