

# *1 The Meadows*

Seaham SR7 0QB

**kimmitt & roberts**

- Superb Self-Built Five Bedroom Detached Home
- Exclusively designed for our clients personal occupation
- Ideal Executive accommodation in exclusive cul-de-sac
- Must be viewed for full appreciation
- EPC Rating: C



***O.I.R.O £530,000***

# 1 The Meadows

*Built in 2004 this imposing home is an individually designed and built detached property which occupies a superb site.*

*Of an impressive design and layout, the property was built for our client's personal occupation and provides tastefully appointed accommodation ideally suited to family occupation comprising: reception hall, reception lounge, dining room, superb designer kitchen/ living room, along with a useful utility room. On the first floor there are five bedrooms, the master having an en suite/wc's, two others sharing a*



## **Entrance Porch**

with entrance doors and double doors leading to-

## **Hallway**

with tiled floor, two radiators and sweeping staircase to the first floor

## **Lounge**

16'8" x 13'9"

with double glazed window and two radiators

## **Dining Room**

12'5" x 12'5"

with double glazed window and radiator



## **Kitchen**

16'8" x 10'5" (+recess)

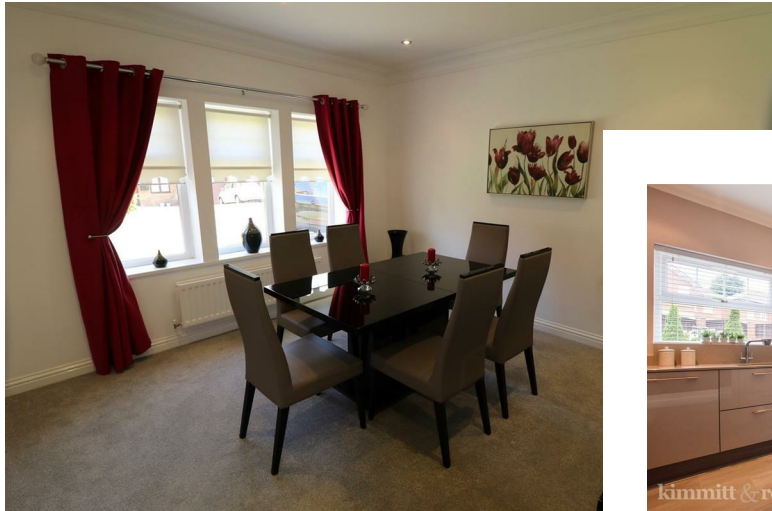
having a range of designer refitted wall and base units with silestone worktops and preparation surfaces and integrated appliances including: stainless steel sink unit, induction hob, electric oven, warming drawer, microwave, full length fridge, full length freezer, tiled floor, double glazed window, double glazed french doors to the rear and opening to -

## **Family Room**

18'4" x 12'1"

with two double glazed windows, radiator and doors to





*jack-and-jill en suite and there is a family bathroom. The property is accessed via sizeable driveway which goes onto to a double garage and private gardens providing a peaceful private setting.*

*The Meadows is a small exclusive development of properties occupying a superb cul-de-sac position within Seaton which is recognised as one of the most prestigious areas within the County Durham District. It is within close proximity of the immediate town centre and sea front promenade with its comprehensive shopping and recreational facilities and is just off the A19 Highway which provides good road links to north and south.*

**Conservatory**

12'5" x 9'10" (max)  
being fully double glazed with double glazed french doors to the rear

**Utility Room**

11'5" x 5'2"  
having base unit with stainless steel sink unit, double glazed window, two storage cupboards and a door to the rear.

**FIRST FLOOR**

**Gallery landing**

with access to all bedrooms

**Master Suite**

14'0" x 12'4" (+dressing area)  
with dressing room area, leading to the main room with built in robes, radiator and two double glazed windows.

**En Suite**

with stand alone double shower enclosure, WC, wash hand basin, tiled walls, floors, double glazed window and heated towel rail.

**Bedroom Two**

14'1" x 11'5" (into recess + robes)  
with built in wardrobes, double glazed window and radiator.

**WC**

with WC and wash hand basin.

**Bedroom Three**

11'5" x 10'2"  
with double glazed window, radiator and door to -

**Jack and Jill En Suite**

with stand alone shower enclosure, WC, wash hand basin, tiled walls, floor and heated towel rail.

**Bedroom Four**

11'1" x 10'2"  
with double glazed window, radiator and door to the jack and jill en suite.

**Bedroom Five**

13'1" x 6'6"  
with double glazed window and radiator

**Family Bathroom**

with jacuzzi corner bath, stand alone shower enclosure, WC, two wash hand basins, heated towel rail and double glazed window.

**EXTERIOR**

To the front of the property is an open lawned area and double driveway whilst to the rear is an enclosed garden with patio and lawned area.

Seaham  
 16 North Terrace  
 Seaham  
 County Durham  
 SR7 7EU  
 0191 581 3213

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(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	



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