

FOR
SALE

11 DELAVAL COURT, SEATON DELAVAL NE25 0QX
£325,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- CUL DE SAC LOCATION
- STYLISH RECEPTION ROOM
- CONTEMPORARY KITCHEN DINER
- UTILITY ROOM & DOWNSTAIRS WC
- MODERN BATHROOM WC& ENSUITE
- INTEGRAL GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH WEST FACING REAR GARDEN
- EPC RATING C

[VIEW PROPERTY](#)

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
15'4 x 11'1

KITCHEN DINER
18'6 x 10'9

UTILITY ROOM
7'7 nx 5'7

DOWNSTAIRS WC

LANDING

BEDROOM ONE
11'7 x 9'10

ENSUITE

BEDROOM TWO
10'6 x 10'3

BEDROOM THREE
10'4 x 8'11

BEDROOM FOUR
10'11 x 6'8

BATHROOM WC
7'2 x 6'6

GARAGE
15'1 x 8'1

FRONT GARDEN

REAR GARDEN

11 DELAVAL COURT, SEATON DELAVAL NE25 0QX

This beautiful, modern, detached house was built in 2015 and is perfectly located in a popular residential location. It boasts a wealth of modern features and is ideal for a range of buyers.

With over 1200 square feet of accommodation set over two floors, this immaculately presented property consists of a vestibule and welcoming entrance hallway with stairs up to the first floor and doors to the stylish reception room, kitchen diner and garage. The fabulous kitchen diner easily accommodates a dining table as well as a breakfast bar and benefits from a good range of contemporary units and solid wood worktops. Integrated appliances include an eye level single oven, gas hob, chimney hood, fridge freezer, dishwasher, warming draw, microwave and Opalum sound system. There is a utility room with further units and integrated washing machine and a downstairs WC. To the first floor there are four stylish bedrooms, two with built in wardrobes and the main bedroom benefits from a contemporary ensuite with walk in shower, pedestal wash basin and low level WC. The modern family bathroom includes a panelled bath with shower over, pedestal wash basin and low level WC. Externally there is an integral garage, front garden with driveway parking and a stunning south west facing rear garden with lawn, planted borders, patio and impressive summerhouse including power, lighting and Wi-Fi. There are also fantastic and uninterrupted rural views over the fields to the rear of the property.

The amazing condition, superb layout and location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Seaton Delaval's appeal lies in its proximity to the coast, Holywell Dene and the diversity of schools, amenities and things to do locally. Served by excellent transport links, this popular area attracts a diverse community from retirees to families and young couples.

11 DELAVAL COURT
SEATON DELAVAL
NE25 0QX

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

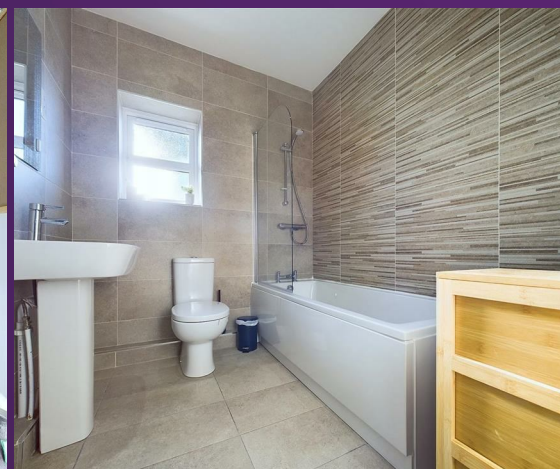
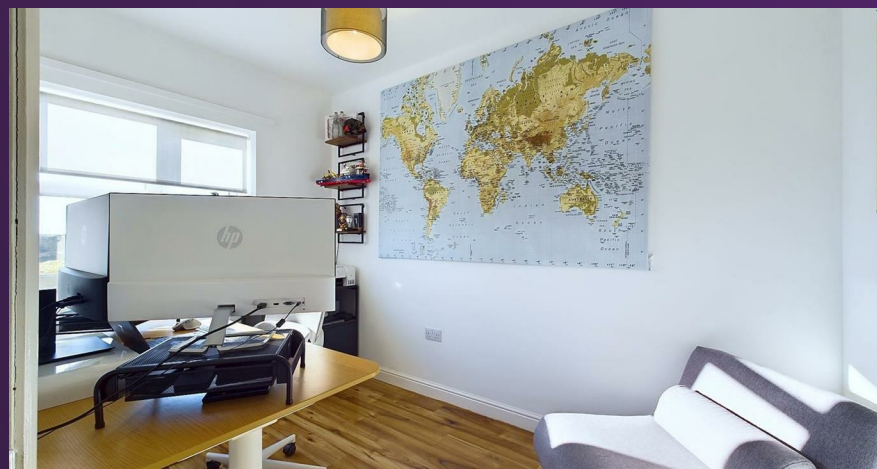
11 DELAVAL COURT
SEATON DELAVAL
NE25 0QX

EMBLEYS
ESTATE
AGENTS



11 DELAVAL COURT
SEATON DELAVAL
NE25 0QX

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

11 DELAVAL COURT
SEATON DELAVAL
NE25 0QX

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

11 DELAVAL COURT
SEATON DELAVAL
NE25 0QX

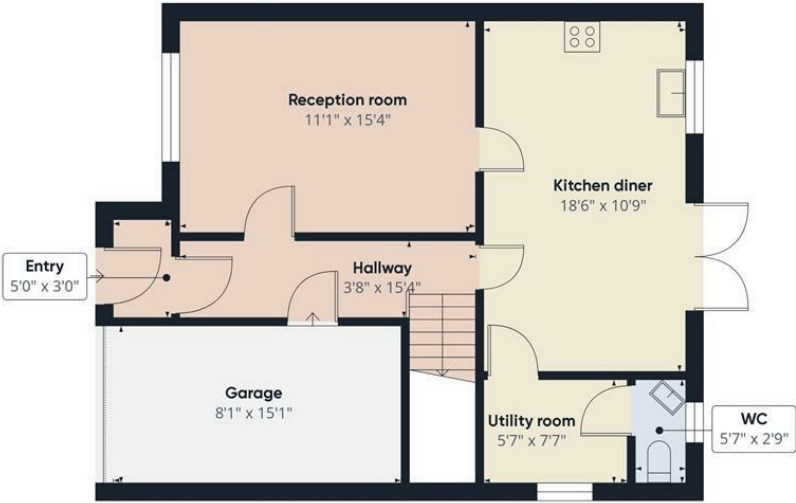
EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

11 DELAVAL COURT
SEATON DELAVAL
NE25 0QX

EMBLEYS
ESTATE
AGENTS



Floor 0



Floor 1

Approximate total area⁽¹⁾
1258.84 ft²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

11 DELAVAL COURT
SEATON DELAVAL
NE25 0QX

SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

[VIEW PROPERTY](#)

THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



EMBLEYS
ESTATE
AGENTS

YOU'LL BE SOLD ON EMBLEYS

EMBLEYS
ESTATE
AGENTS

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales

EU Directive
2002/91/EC



0191 252 2810 - EMBLEYS.CO.UK