









Occupying a highly sought after position on the well established and highly regarded "Gordon Durham" development known as Seafields, in the heart of Seaburn and just a short stroll from the sea front, this deceptively spacious four bedroom and two reception room detached bungalow offers well appointed living accommodation perfect for discerning purchaser searching for a Turnkey coastal home. Comprising entrance porch, reception hall, living room with multi fuel cast iron stove, large open living room, dining room and kitchen, utility, three bedrooms and two bathrooms whilst at first floor level a principal suite featuring a large bedroom, walk in wardrobes, en-suite shower room and sauna. Externally there is a triple drive to the front with two garages and south west facing gardens to the side and rear with a peaceful aspect overlooking Mere Knolls Cemetery. Perfectly placed for an impressive range of amenities that the fashionable suburb of Seaburn has to offer, this wonderful home is sure to impress all who view.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to vestibule.

## Entrance Vestibule

Single radiator, wood effect Amtico flooring, part glazed door to hallway.

## Reception Hall

Double radiator, Amtico flooring, built in cloaks cupboard, under stairs storage cupboard, double part glazed doors to lounge.

## Lounge 11'5" x 22'4"



Cast iron multi fuel stove set within recess with split face tiling, two chimney breasts, wood effect Amtico flooring, square bay with UPVC double glazed windows and plantation shutters, two single radiators, plaster covered cornicing and ceiling rose.

## Living Room/Dining Room/Kitchen



This is a wonderful space perfect for entertaining and families and features double bi-fold doors, vaulted ceiling with Velux windows and a centrepiece island with ambient lighting.

## Kitchen Area 10'9" x 25'1"



Base and floor to ceiling units with a single drainer inset stainless steel sink unit with pedestal mixer tap and integrated appliances include a Siemens induction hob with built in extractor unit, Wifi App controlled fan assisted Siemens electric oven and microwave, Amtico flooring. Periscope electric sockets to working surfaces and on the island. Centre island with breakfast seating area. LED downlights to ceiling. Sharing an open plan arrangement with the living room.

## Living Room 26'2" x 9'1"

Vaulted ceiling with Velux windows, LED downlights, double glazed bi-fold doors leading out west facing rear gardens overlooking Cemetery, wood effect Amtico flooring, two contemporary design wall mounted vertical column radiators.

## Utility 6'10" x 7'1"



Base units with work surfaces and upstands, space and plumbing for automatic washing machine and slimline dishwasher, space American style fridge freezer, LED downlights to ceiling, wood effect Amtico flooring, access point to storage space in the roof void.

## Bedroom 2 (front) 11'6" x 11'7"



Into fitted wardrobes and drawers, UPVC double glazed window with plantation shutters to front, double radiator, wood effect Amtico flooring, plaster covered cornicing.

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# MAIN ROOMS AND DIMENSIONS

## En-Suite Shower Room



Low level WC with concealed cistern, washbasin vanity unit, large walk in shower enclosure - white suite with fitted mirror, vinyl flooring, ceiling mounted extractor unit, LED downlights, tiled walls.

## Bedroom 3 (rear) 10'6" x 9'0"



UPVC double glazed window to rear overlooking Cemetery, double radiator, wood effect Amtico flooring.

## Bedroom 4 (rear) 10'8" x 8'11"



UPVC double glazed window to rear overlooking Cemetery, double radiator, wood effect Amtico flooring.

## Bathroom



Low level WC, washbasin vanity unit with drawers under, double ended bath with shower mixer tap - attractive white suite with part tiled walls, UPVC double glazed window, wall mounted extractor unit with LED downlights, wall mounted chrome heated towel rail.

## First Floor Landing

## Principal Bedroom 16'11" x 24'8"



Maximum dimensions into dormers with UPVC double glazed windows to front and rear, two single radiators, LED downlights.

## Walk In Wardrobes 8'4" x 9'1"



Leading to En-Suite Shower Room.

## En-Suite Shower Room



Low level WC with concealed cistern, wall mounted washbasin with fitted mirror above, large walk in shower enclosure with recessed shelving - attractive white suite with

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distressed wood effect tiled walls, tile effect flooring. Door to Sauna.

## Outside



Artificial lawned gardens to the front with driveway providing space for up to three cars and two garages. Enclosed gardens to the side and rear enjoying a south westerly aspect and open views across Mere Knolls Cemetery.

### Garage 9'2" x 16'2"

Remote control sectional door, strip lighting, work bench, electric car charge point, tiled floor.

### Garage 2 16'3" x 7'5"

Up and over door, work bench, wall mounted Platinum combination boiler serving hot water and radiators, tiled floor, strip lighting.

### Council Tax Band

The Council Tax Band is Band F.

### Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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### Sea Road Viewings

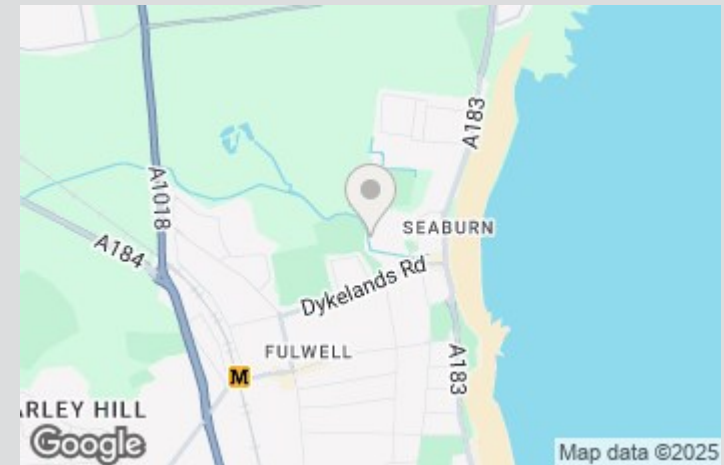
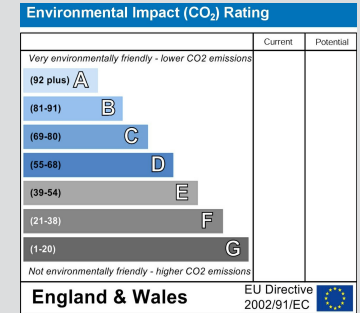
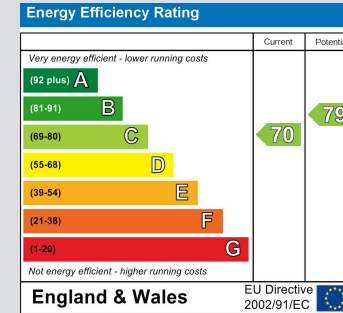
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

### Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

### Ombudsman

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Ground Floor  
Approximate Floor Area  
(141.20 sq.m)



First Floor  
Approximate Floor Area  
(61.10 sq.m)

