



## 14 Wheatfields , Seaton Delaval NE25 0PZ

- Detached Family Residence
  - Lounge to Dining Room
    - Family room/Study
  - Four Bedrooms (Master En-Suite)
- Larger than Average Garage with electric remote control
- Contemporary and Modern Living
  - Kitchen and Utility
  - Conservatory
- Family Bathroom/w.c.
- Gardens with shed

**£375,000**





\*\*\*\*FREEHOLD\*\*\*\*A great opportunity to purchase this stunning four bedroomed detached family residence. Situated on this small, executive development on the outskirts of Seaton Delaval close to country walks, nature trails, local amenities within 5 minutes walk along with the new Northumberland line which will provide an easy commute into Newcastle. Also within easy reach of the picturesque seaside village of Seaton Sluice with stunning beaches, and further afield Whitley Bay & Tynemouth just a short drive away.

Seaton Delaval itself is also the home to the "Super school" which is under construction to provide education, leisure and sporting facilities to middle and high school pupils and the wider community from September 2025. The property itself offers contemporary and modern living with of generous proportions.

Briefly comprising Entrance Porch leading to reception hallway, good sized lounge with feature fireplace which is open to the dining room with Upvc French doors onto the rear garden. Breakfasting kitchen with an extensive range of wall, floor and drawer units and contrasting work surfaces incorporating stainless steel sink with mixer tap, gas hob, electric oven and chimney hood over. Fitted utility room, ground floor w.c with wash hand basin. study/family Room with patio doors opening onto the conservatory with doors to rear garden. To the first floor there is a landing with loft access hatch with drop down ladder to boarded loft, four Bedrooms (master with en-suite shower room), family bathroom/w.c. with white three piece suite. Eternally there is a good sized driveway with parking for multiple cars leading to a larger than average garage. To the rear there is a walled garden with a westerly aspect with lawned and patio area. A great family home of which viewing is highly recommended.

## Entrance Hall

### Lounge

14'5 x 10'7

Through To Dining Room

### Dining Room

10'5 x 10'1

### Kitchen

19'6 x 6'2

### Utility Room

6'5 x 6'2

### Cloaks/w.c.

### Study/Family Room

11'5 x 10'11

### Conservatory

10'1 x 10'0

### Landing

### Bedroom 1

11'0 x 7'2

### En-Suite

### Bedroom 2

11'1 x 9'0

### Bedroom 3

10'9 x 7'10

### Bedroom 4

12'6 x 10'10

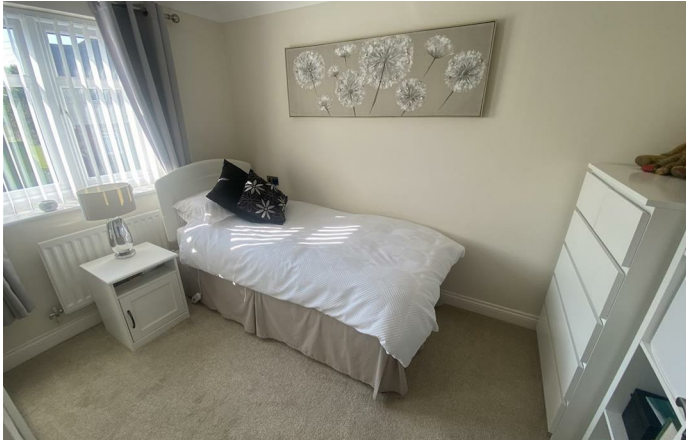
### Bathroom/w.c

### Larger than average Garage

With electric remote control

### Gardens







**Local Authority** Northumberland County Council  
**Council Tax Band** E  
**EPC Rating** C  
**Tenure** Freehold

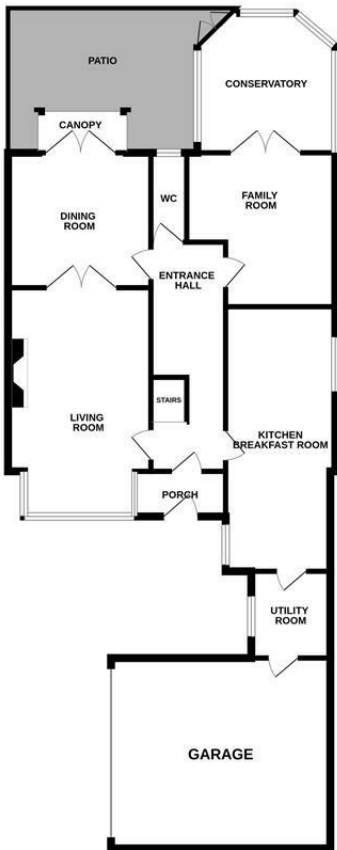
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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