



## 16 Franklin Drive

Seaton Delaval, Whitley Bay NE25 0QU

- Family detached house
  - 19ft Lounge
- Utility room/ground floor cloaks
- 4 Bedrooms/upgraded en-suite
- Multi purpose Room/office
- Outstanding throughout
- Open plan modern Kitchen/Diner
  - Beautiful garden room
  - Family Bathroom/WC
  - Driveway and Gardens

**£365,000**







A wonderful opportunity has arisen to the market this outstanding 4 bedroom detached house, located within the desirable area of Seaton Delaval, close to the New Northumberland train line with easy commute to Newcastle which is due to open later on in the year.

Viewing is advisable to fully appreciate the excellent standard of accommodation on offer. Briefly comprising welcoming reception Hallway, Lounge with walk in square bay window, Lounge with walk in square bay window, modern dining Kitchen with a good range of modern wall and floor units with contrasting work surfaces incorporating sink unit, induction hob, electric oven, integral dishwasher, breakfast bar area, space for table and chairs, squared arch to a fabulous garden room overlooking rear garden with 2 Velux windows making it a relaxing room. Utility room with wall and floor units with access to the rear, ground floor cloaks/WC.

To the first floor there are 4 well proportioned Bedrooms, master with upgraded en-suite and good sized shower cubicle with mains shower, low level WC. Family Bathroom/WC with a modern White suite of panelled bath with mains shower over, wash hand basin and low level WC.

Externally there is a block paved driveway offering off street parking, access to both sides, to the rear is a fenced garden with good sized patio ideal for garden furniture, lawn and borders.

**Reception hallway**

**Lounge**

19'7 x 11'0

**Kitchen/Diner**

20'4 x 10'1

**Utility Room**

6'5 x 5'3

**Ground floor Cloaks/WC**

**Garden room**

14'6 x 11'6

**Multi purpose room/Study**

15'6 x 7'5

**First floor landing**

**Bedroom 1**

13'2 x 11'0

**En-suite**

6'0 x 5'4

**Bedroom 2**

11'2 x 11'1

**Bedroom 3**

11'6 x 9'0

**Bedroom 4**

10'2 x 7'8

**Bathroom/WC**

6'8 x 6'2











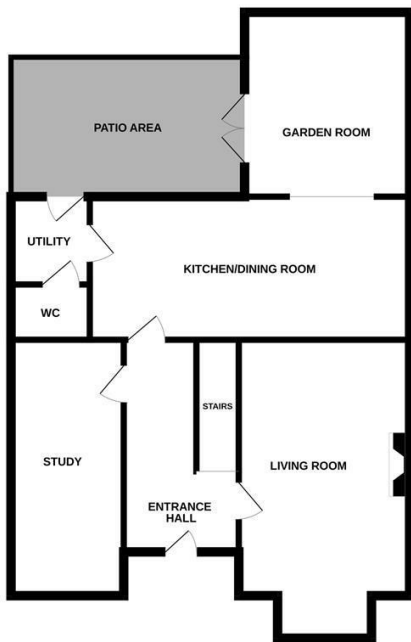
**Local Authority** Northumberland County Council  
**Council Tax Band** D  
**EPC Rating** B  
**Tenure** Leasehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

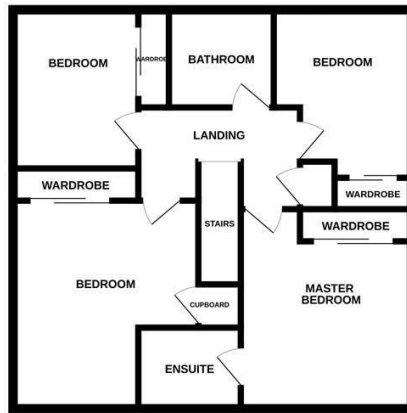
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England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



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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