

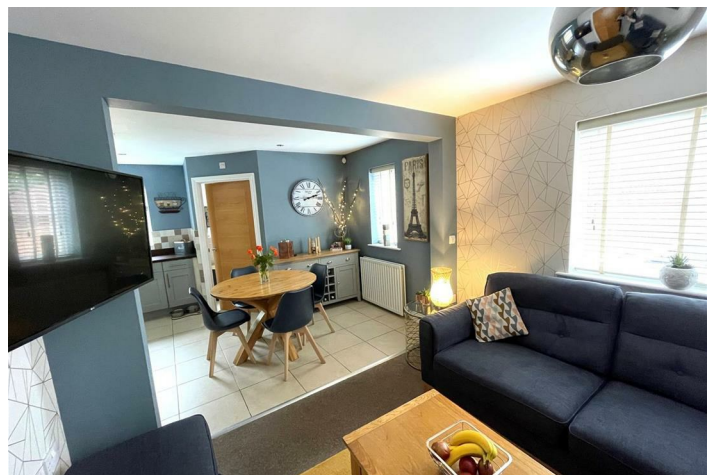


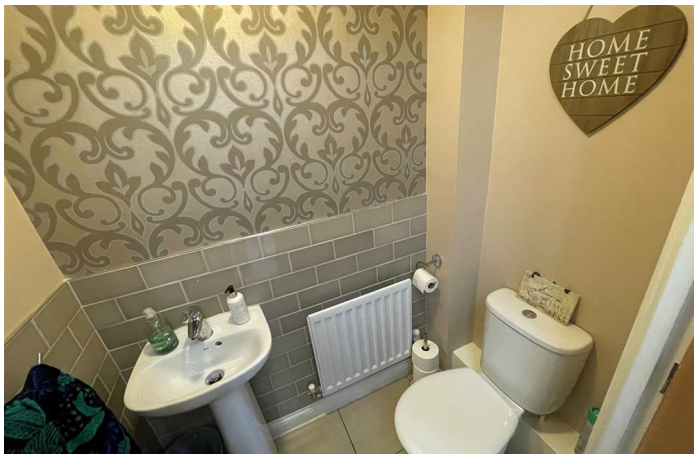
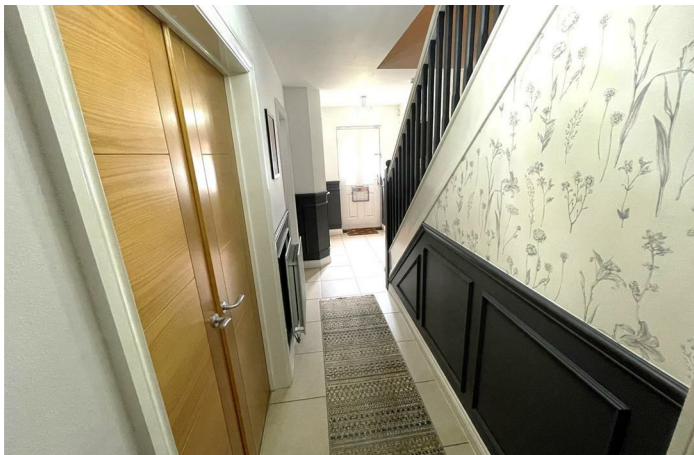
42 Capheaton Way

Seaton Delaval, Whitley Bay NE25 0FE

- Stunningly Presented Detached House
 - 19'0 Lounge
 - Utility Room
 - Study
 - Gardens front, side and rear.
- Four Double Bedroom (two-ensuite) and Family Bathroom/w.c.
 - 17'0 Kitchen/Dining Family Room
 - Cloaks/w.c.
 - Generous Plot
 - Viewing is an absolute must

Offers Over £400,000





Stunningly presented four bedroomed detached residence on a generous plot and situated on this popular development within walking distance of local amenities and the newly opened Seaton Delaval railway station with direct links to Newcastle and the Seaton Valley Super School is due to open September 2025. The property is presented to the highest of standards with quality fittings throughout. The accommodation briefly comprises a welcoming entrance hallway with Cloaks/w,c and storage cupboard. Dual aspect 19'0" Lounge with window to the front and french door to the rear opening onto the rear garden. Study to the front. To the rear there is a 17'0" kitchen/family/dining room with underfloor heating accessed via double door to the hallway or direct access from the kitchen. The kitchen is well appointed with a great range of base, wall and drawer units, integrated fridge freezer, dishwasher and built in electric oven and gas hob with extractor fan over. There is a ceramic one and half bowl sink unit with mixer tap over. Utility Room. To the first floor there are four double bedrooms, the master with Fitted dressing area and en-suite with double shower cubicle. Bedroom two has fitted wardrobes and an en-suite (again with double shower enclosure), There are two further bedrooms (one with fitted wardrobes). The family bathroom is fitted with a white suite with over bath shower. Externally this property wont disappoint, the generous plot has a pleasant lawned and fenced garden to the rear, with paved patio, whilst to the side the patio continues to allow all day enjoyment of the sunshine. There is a garden to the front, driveway and garage. Only viewing will allow appreciation of this fabulous family home.

Entrance Hall

Cloaks/w.c

5'1 x 2'11

Lounge

19'7 x 11'7

Kitchen/Dining/Family Room

17'0 x 11'11 (max)

Study

8'3 x 9'0

Utility

5'2 x 6'11

Bedroom 1

11'10 x 19'10 (into dressing area)

En-Suite

6'0 x 4'7

Bedroom 2

11'0 x 10'3

En-Suite

7'5 x 5'4

Bedroom 3

10'1 x 10'1

Bedroom 4

10'1 x 8'5

Bathroom/wc

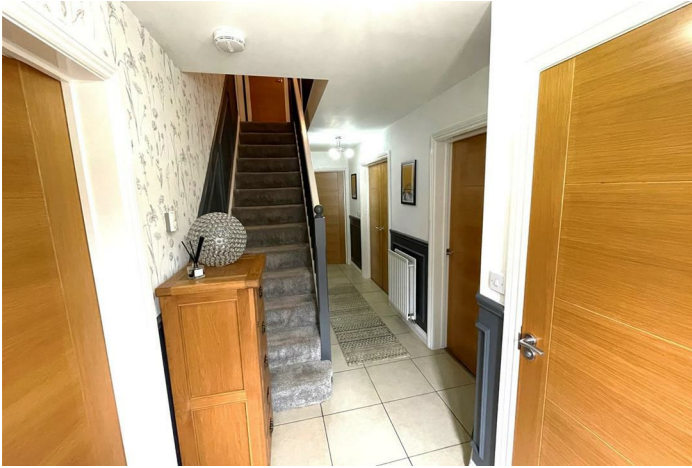
8'4 x 7'8

Garage

Gardens







Local Authority Northumberland Council
Council Tax Band E
EPC Rating C
Tenure Leasehold

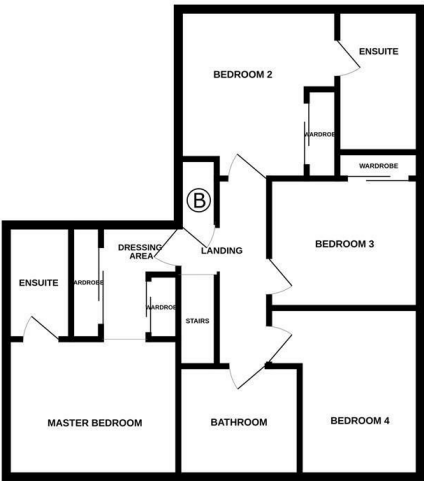
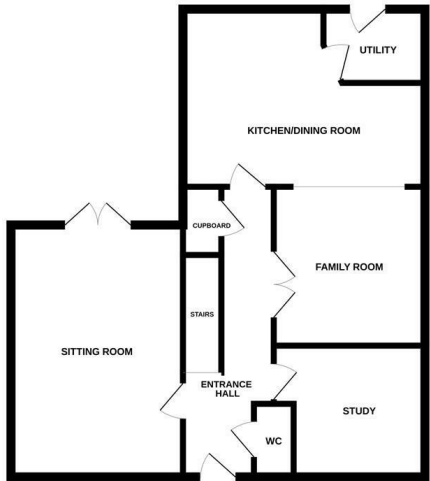
| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 80 | 89 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.