



# Ambridge Way, Seaton Delaval



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 1566.69 ft<sup>2</sup>  
 145.55 m<sup>2</sup>

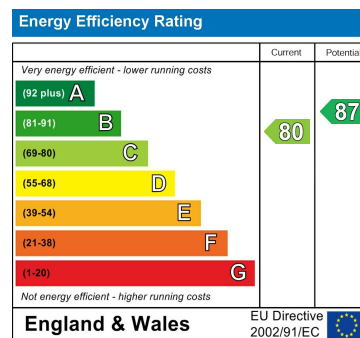
Reduced headroom  
 8.93 ft<sup>2</sup>  
 0.83 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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.

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### Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £410,000

## Description

SUBSTANTIAL FOUR BEDROOM DETACHED PROPERTY OCCUPYING A CONSIDERABLE PLOT, SITUATED ON THIS POPULAR DEVELOPMENT IN SEATON DELAVAL

Brannen & Partners are delighted to welcome to the market this substantial four bedroom detached property, positioned within a quiet cul-de-sac upon the popular development of Wheatfields, Seaton Delaval. Occupying a considerable plot, this ideal family home benefits from; four double bedrooms, two connecting reception rooms, orangerie, breakfasting kitchen, utility/cloakroom, downstairs WC and two bathrooms, complete with sizeable garage, south facing rear garden and driveway parking.

Briefly comprising: Welcoming entrance hallway provides access to all principal rooms of the ground floor, including the convenient WC., and stairs to the first floor.

Initially to the right, the living room overlooks the greenery to the front of the property, whilst an archway connects to the second reception room. French doors open up into the sunny rear garden from here and provide a dual aspect to the two spaces. Returning to the hallway, the orangery sits to the rear of the ground floor. Currently utilised for dining, the unique shape of the room creates a naturally light space and houses access directly into the garden.

Within the breakfasting kitchen, there are a range of fitted wall and base units which includes an integral induction hob, oven, extractor fan, dishwasher and fridge/freezer. Complete with space for a breakfast table or bar, the kitchen is fit for purpose. From here, a door leads into the utility/cloakroom. Larger than most, the ample space houses further cabinets for storage, sink and plumbing for a washing machine and tumble dryer, with access to both the garage and the side of the property.

To the first floor, there are four double bedrooms situated to each corner of the storey, as well as a family bathroom, en suite shower room to the master and integral storage to the landing. Furnished with shower cubicle, separate bath, WC and pedestal wash basin, the thoughtfully designed family bathroom presents a neutral interior of grey and white tiling. Whilst the ample en suite, provides a shower cubicle, integral bowl style sink and W.C.

Externally, to the rear is a secluded south facing rear garden. Offering an initial patio area that creates an adjoining pathway to the side of the home, the garden presents a raised lawn with planted borders and greenhouse to the left hand corner. Hot and cold water taps have been added and solar panels are fitted to the roof for efficiency. To the front of the property, the driveway accommodates space for 2-3 cars, with access to the garage. An additional benefit of this home, a wildflower garden sits opposite the property within the hedged boundary, which could be repurposed for further parking.

Positioned within this sought after development, scenic country walks and nature trails on your doorstep, whilst the nearby Seaton Sluice beach provides beach walks, swimming and surfing. St Mary's Island, Whitley Bay and Tynemouth beaches are accessible within a short drive. The new Northumberland Line station is five minutes walk away, and will provide an easy commute into Newcastle when open in December 2024. A new 'Super School' is under construction to provide education for middle and high school pupils from September 2025, along with sporting and leisure opportunities for the wider community.

### Hallway

6'2" x 15'3"

### Living Room

11'3" x 16'0"

### Dining Room

9'9" x 9'4"

### Orangerie

10'2" x 13'1"

### Kitchen

11'3" x 9'3"

### Utility/Cloakroom

13'8" x 7'10"

### WC

2'8" x 3'1"

### Landing

10'1" x 5'3"

### Bedroom One

11'5" x 12'1"

### En Suite

9'0" x 5'8"

### Bedroom Two

14'8" x 9'10"

### Bedroom Three

11'3" x 11'7"

### Bedroom Four

10'5" x 9'4"

### Bathroom

6'10" x 6'1"

### Garage

14'1" x 8'3"

### Rear Garden

### Front Garden

### Tenure

Freehold

