



## Ridge End Drive Seaton Delaval

If it is outdoor space you are looking for then search no further! This fabulous, modern detached home boasts a stunning, re-designed and family friendly, West facing garden, perfect for sunny days and entertaining! With gorgeous paving, decked patios and quality artificial lawn, your garden really is an absolute haven! This lovely, detached property is located on a sought after, modern development with excellent schools, shops and bus routes within walking distance. The village also benefits from the upcoming train line making commuting even easier! This wonderful home is spacious, light and airy and elegant throughout! You are welcomed into the impressive hallway, with feature central staircase to the first floor, downstairs cloaks/w.c., front facing lounge with stylish brick slip chimney breast flowing through double doors into the separate dining room overlooking and with French doors opening into the garden area. Again, with access into the contemporary and stylish kitchen, you will also find most of your kitchen appliances are integrated. To the first floor there are three double bedrooms, the principle bedroom with beautiful fitted wardrobes, with ample hanging and storage space. A splendid en-suite shower room and stylish family bathroom complete this superb family home, there is also a double length driveway and attached garage!

No onward chain!

# £265,000

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** impressive, light and airy hallway with central, feature turned staircase to the first floor, under-stair cupboard, wood effect laminate, radiator, oak door to:

**DOWNSTAIRS CLOAKS/W.C:** pedestal washbasin with mixer taps, low level w.c. with recessed flush, laminate flooring, double glazed window, radiator



**LOUNGE:** (front): 14'8 x 10'7, (4.47m x 3.22m), stylish family lounge with measurements into alcoves, feature brick slip chimney breast wall, double glazed window, laminate flooring, radiator, oak, double doors into:

**DINING ROOM:** (rear): 10'7 x 10'2, (3.22m x 3.10m), with feature brick slip wall, radiator, laminate flooring, double glazed French doors overlooking and opening out to the garden, open through to:

**KITCHEN:** (rear): 10'7 x 8'2, (3.22m x 2.48m), a stylish and contemporary range of base, wall and drawer units with complimentary worktops, integrated electric oven, gas hob, integrated fridge freezer, dishwasher and washing machine, one and a half bowl sink unit with mixer taps, double glazed window, radiator, central heating boiler, wood effect flooring, spotlights to ceiling



**FIRST FLOOR LANDING AREA:** loft access, oak door to:

**FAMILY BATHROOM:** a gorgeous, contemporary family bathroom, comprising of, bath with hot and cold mixer taps and shower spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, Herringbone style flooring, mirrored wall, modern tiling, double glazed window, spotlights to ceiling

**BEDROOM ONE:** (rear): 10'8 x 10'3, (3.28m x 3.12m), excluding depth of fabulous, feature panelled wall, fitted mirrored wardrobes with hanging, drawers, storage and internal lighting, radiator, double glazed window, door to:

**EN-SUITE SHOWER ROOM:** beautiful, modern en-suite, with shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, tiled shower area and splashbacks, Herringbone style flooring, fitted mirror, spotlights to ceiling, radiator



BEDROOM TWO: (front): 10'6 x 7'1, (3.20m x 2.1m), radiator, double glazed window

BEDROOM THREE: (rear): 10'2 x 8'4, (3.10m x 2.54m), radiator, double glazed window

EXTERNALLY: an outstanding, re-designed and landscaped garden with a fabulous Westerly aspect. With stunning paving, decked patios, artificial lawn, brick- built BBQ, outside tap, double glazed door into the rear of the garage, side gate providing access to the front, lawned garden, driveway and attached garage

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre Premises
- Mobile Signal Coverage Blackspot: No
- Parking: Garage/Driveway

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 125 Years from 01 January 2014 (115 years remaining) Ground Rent: £110 per Annum

**COUNCIL TAX BAND: C**

**EPC RATING: B**

WB2719.AI.DB.25.09.2024.V.1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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