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DERWENT ROAD, SEATON SLUICE, WHITLEY BAY, NE26

Offers Over £350,000

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Beautifully presented five-bedroom extended semi-detached home on Derwent Road, Seaton Sluice, offering generous accommodation, a landscaped low-maintenance garden and the added benefit of solar panels.

The property provides a spacious and versatile layout, with well-proportioned living areas complemented by a modern fitted kitchen and five bedrooms across two floors. The extended accommodation adds valuable space, while the substantial driveway provides off-street parking alongside an integral garage. To the rear, the landscaped garden combines a paved patio with an extensive artificial lawn, creating an attractive outdoor area that is easy to maintain.

Ideally positioned in Seaton Sluice, the property is within a short walk of the seafront and the range of facilities it provides. The surrounding area also offers access to good local amenities, schools and transport links, making the setting practical for everyday living. The combination of substantial accommodation, useful outdoor space and a convenient coastal position makes this a particularly versatile home for those looking for space without compromising on accessibility.



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The internal accommodation comprises: an entrance hallway with a cloak cupboard to the left, useful understairs storage, and stairs leading up to the first floor. A door to the right opens into the living room, a well-proportioned reception with a fireplace, large bay window and grey fitted carpet. The hallway continues through to the dining room, creating a good connection between the principal living spaces.

The dining room is a spacious and versatile room with wood-effect flooring, a large rear-facing window and ample space for a family dining table. Doors provide access to the rear hallway, kitchen and garden, with external access and integral access to the garage. The extended kitchen is fitted with a range of sage green wall and base units, dark work surfaces, integrated appliances and a gas hob with extractor above. Multiple windows bring plenty of natural light, while the wood-effect flooring continues through the practical space.

Stairs lead to the first-floor landing, giving access to five bedrooms and the family shower room. The main bedroom is a good-sized double with a bay window and fitted sliding-door wardrobes. The second double bedroom is positioned to the rear and features extensive fitted wardrobes and storage, while the third double bedroom is positioned to the front and benefits from wardrobes. Bedrooms four and five provide useful additional accommodation. The family shower room is fitted with a large walk-in shower with a glass screen, WC and wash hand basin, with contemporary wall tiling and contrasting floor tiles.

Externally, the property benefits from a substantial pressed concrete driveway providing parking for three vehicles, alongside the integral garage. The enclosed rear garden has been landscaped for ease of maintenance, with a large artificial lawn bordered by planted areas and a paved patio adjoining the rear of the property. A garden shed provides useful outdoor storage, while the generous garden offers plenty of space for seating and entertaining. The property has also been thoughtfully extended to the rear, creating additional living space, while solar panels are fitted.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B



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		
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC