



4 Ilderton Crescent

Seaton Delaval, Whitley Bay NE25 0FH

- Detached Family Home
- Viewing is recommended
- Open Plan Dining Kitchen/Family Room
 - 2 Ensuities
- Front & Rear Gardens
- Popular Estate
- Living Room
- 4 Bedrooms
- Family Bathroom/w.c.
- Garage

£360,000





****BEAUTIFUL HOUSE****

Superbly appointed is this exceptional Detached family property, Built by Bellway Homes and of "The Stokesley 2" design. This delightful home boasts generously spaced rooms offering ideal family sized accommodation. The property is in close proximity to an array of amenities including the newly opened train line and the new Super School Seaton Valley High.

Briefly comprising a welcoming Reception Hallway with storage cupboard, stairs leading to first floor, Ground Floor Cloaks/w.c. Living Room to front with walk in square bay window, open plan Dining Kitchen incorporating a Utility Area, UPVC French doors opening to garden, fitted with an excellent range of modern wall & floor units with contrasting work surfaces incorporating sink unit with mixer tap, gas hob, electric oven and dishwasher. Ample space for dining table through to Family Room with another set of French Doors opening to rear garden. To the first floor there is a spacious landing leading to 3 well proportioned Bedrooms the second Bedroom has fitted sliding wardrobes and En-suite with good sized Shower enclosure with mains shower, wash handbasin, low level w.c. Family Bathroom with White suite of panelled bath, wash hand basin and low level w.c. To the second floor there is the beautiful Master Bedroom with sliding door wardrobes and En-suite with another good sized shower enclosure with mains shower, wash hand basin and low level w.c.

Externally there are pleasant gardens to the front and rear and shared access driveway leading to a single garage. Viewing is well recommended to fully appreciate this lovely family home.

We have been advised that the current owner of the property that the Freehold has been purchased.

Reception Hallway

Ground Floor Cloaks/w.c.

Living Room

14'11 x 11'5

Dining Kitchen

14'11 x 14'7

Family Room

10'4 x 9'4

First Floor Landing

Bedroom Two

13'1 x 10'1

Ensuite

Bedroom Three

13'10 x 8'2

Bedroom Four

9'9 x 8'0

Bathroom

8'7 x 6'0

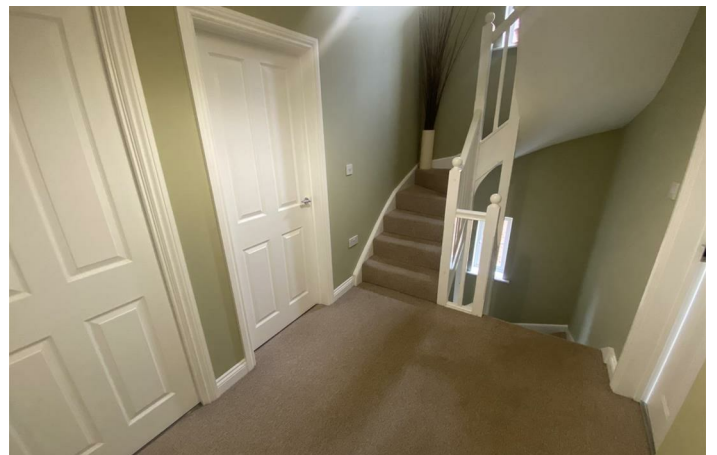
Second Floor Landing

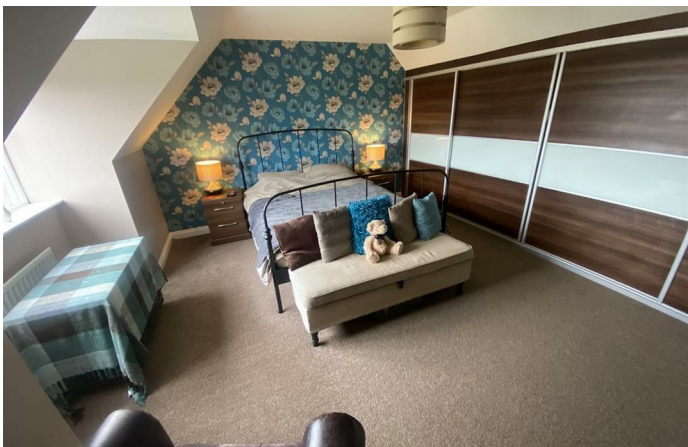
Master Bedroom

14'8 x 17'11 max

Ensuite

Externally



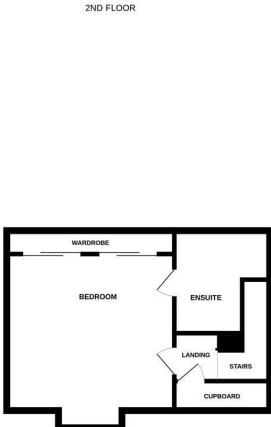
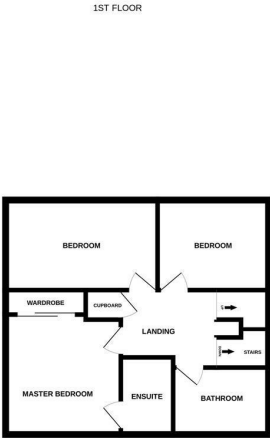
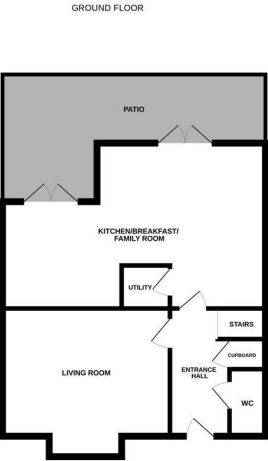




Local Authority Northumberland County Council
Council Tax Band E
EPC Rating C
Tenure Freehold

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	88

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	



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.