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THE PADDOCK, SEATON DELAVAL, NE25

Offers Over £350,000

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Beautifully presented four bedroom detached family home on The Paddock in Seaton Delaval, enjoying an enviable position with open views across fields and nature reserve land to the rear.

The property has been extended to create an impressive open plan kitchen, dining and family room with a contemporary fitted kitchen, central island, Velux roof windows and bi-folding doors opening onto the rear garden. A spacious lounge, utility room and convenient WC serve the ground floor, while the first floor offers four bedrooms, including an en suite to the main bedroom, together with a modern family bathroom. Externally, there is a double width driveway, a garage and a landscaped rear garden.

Seaton Delaval offers a wide range of shops, cafés, supermarkets and everyday amenities, together with well-regarded schools, leisure facilities and excellent transport links to Whitley Bay, Tynemouth and Newcastle. Nearby coastal attractions, countryside walks and the historic Seaton Delaval Hall further enhance the appeal, making this a highly desirable setting for family life. The recently reopened Northumberland Line also provides rail connections across the region, adding further appeal for commuters and those looking to travel with ease.

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The internal accommodation comprises: an enclosed porch leading through to the entrance hall, where stairs rise to the first floor and doors provide access to the principal ground floor rooms. Positioned to the front, the lounge is a generous reception space featuring a large bay window, wood effect flooring and neutral décor, creating a bright and comfortable setting. A door leads through to the impressive rear extension, opening into a substantial kitchen, dining and family room that spans the full width of the property.

A real highlight of the home, this contemporary space benefits from multiple Velux roof windows, recessed lighting and two sets of bi-folding doors overlooking the garden and open countryside beyond. The kitchen is fitted with sleek high gloss units, integrated double ovens, an American-style fridge-freezer, a feature extractor and a large central island with stone worktops and breakfast seating. There is ample room for both dining and relaxed seating areas, while a utility room and a convenient WC add further practicality.

Stairs lead to the first-floor landing, providing access to four well-proportioned bedrooms and the family bathroom. The main bedroom benefits from fitted wardrobes and a modern en-suite shower room with vanity storage and a glazed shower enclosure. Two further bedrooms also include fitted wardrobes, while the family bathroom has been stylishly updated with large format tiling, a vanity unit, bath and rainfall style shower.

Externally, the property occupies a particularly desirable position. To the front, a double-width block paved driveway provides off-road parking and access to the integral garage with roller shutter door, complemented by a neatly maintained lawn and established planting. To the rear, the landscaped garden features a large artificial lawn, raised decked seating area, colourful borders and exceptional open views across fields and nature reserve land.



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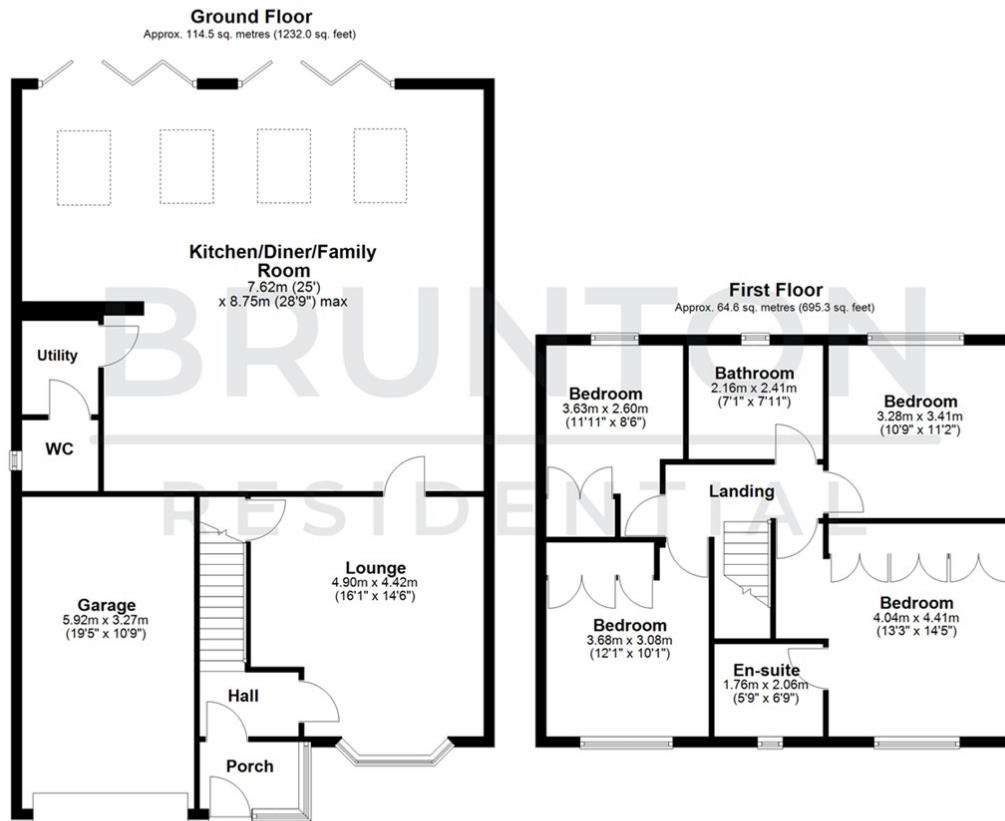
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C



Total area: approx. 179.1 sq. metres (1927.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(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	

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	