



MICHAEL HODGSON

estate agents & chartered surveyors



WEYBOURNE LEA, SEAHAM

£550,000

We welcome to the market this superb 4 bed detached house situated in the popular and sought after location of East Shore Village set in a desirable cul-de-sac position on Weybourne Lea. East Shore Village is located just off the stunning Seaham sea front and provides direct access to the promenade, marina and beaches as well as a vast array of shops, bars, restaurants and cafes in addition to schools and excellent road links to the regions towns and cities. This fantastic family home benefits from a modern kitchen, superb en suite and family bathroom, contemporary decor and enjoys sea and coastal views from the front elevation plus many extras of note. The generous living accommodation briefly comprises of: Entrance Hall, Sitting Room / Study, Living Room, WC and an open plan Kitchen / Dining / Family Room and to the First Floor, Landing, 4 Bedrooms, Family Bathroom and an En Suite. Externally there is a front lawned garden and a side garden with artificial grass lawn and to the rear is a lovely garden having a decking and patio, area, lawn in addition to a double width driveway providing off street parking for a number of cars leading to the double garage. Viewing of this exceptional home is highly recommended to fully appreciate the space, location and home on offer.

Detached House	4 Bedrooms
Living Room	Sitting Room / Study
Kitchen / Dining / Family Room	Bathroom & En Suite
Double Garage & Gardens	EPC Rating: C



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Entrance Hall
The entrance hall has a tiled floor, coving to ceiling, recessed spot lighting, cupboard under the stairs.

Living Room
20'0" max x 10'6" max
The living room has two double glazed windows, radiator, recessed spot lighting, coving to ceiling.

Kitchen / Dining Room / Sitting Room
26'5" max x 20'4" max
A superb open plan kitchen/dining/ sitting room having six double glazed windows, double glazed French doors to the garden, recessed spot lighting, tiled floor, two radiators.

The kitchen has a range of floor and wall units, granite worktop, inset sink and mixer tap, plumbed for washer, electric hob with extractor over, integrated microwave and warming drawer, electric oven, breakfast bar, integrated dishwasher.

Sitting Room / Study
13'9" x 8'10"
A versatile reception room having a double glazed window, laminate floor, range of fitted wardrobes, recessed spot lighting.

WC
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, radiator, tiled floor, extractor.

First Floor
Landing, recessed spot lighting, loft access, storage cupboard.

Bedroom 1
13'4" x 11'2"
Rear facing, double glazed window, radiator, two double width recessed wardrobes.

En Suite
An impressive ensuite having a low level WC, wall hung wash hand basin with mixer tap, chrome towel radiator, bath with mixer tap and shower attachment, walk in shower, tiled walls and floor, double glazed window, extractor.

Bedroom 2
10'6" x 9'7"
Two double glazed window, radiator, sea views, recessed double wardrobe.

Bedroom 3
7'5" x 12'0"
Front facing, double glazed window, radiator.

Bedroom 4
8'11" x 7'11"
Front facing, double glazed window, radiator.

Bathroom
White suite comprising of a low level WC, wash hand basin with mixer tap, bath with mixer tap and shower attachment, tiled walls, tiled floor, chrome towel radiator, double glazed window, extractor, recessed spot lighting, shower cubicle.

Externally
Externally there is a front lawned garden and a side garden with artificial grass lawn and to the rear is a lovely garden having a decking and patio, area, lawn in addition to a double width driveway providing off street parking for a number of cars leading to the double garage.

Double Garage
18'4" x 17'9"
Double garage accessed via an electric up and over garage door.

COUNCIL TAX
The Council Tax Band is Band E.

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

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