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ELSDON AVENUE, SEATON DELAVAL, WHITLEY BAY, NE25

Offers Over £240,000


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Beautifully presented three-bedroom semi-detached home situated within the popular village of Seaton Delaval. Offering spacious accommodation throughout, the property combines stylish contemporary interiors with excellent outdoor space, creating a superb family home ready for immediate occupation.

A particular highlight is the impressive open-plan kitchen/dining room, centred around a large island with breakfast bar seating and complemented by French doors opening onto the rear garden. The property further benefits from a generous living room with a bespoke media wall, a useful utility room, fitted storage to all three bedrooms and a beautifully landscaped south facing garden designed with entertaining in mind.

Seaton Delaval continues to grow in popularity thanks to its excellent range of local amenities, schooling and leisure facilities. The village enjoys convenient access to Whitley Bay, the Northumberland coastline and Newcastle city centre, whilst nearby road and public transport links make commuting straightforward.

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The internal accommodation comprises: a welcoming entrance hallway with stairs rising to the first-floor landing and access through to the principal reception accommodation. Positioned to the front of the property is a generous living room, benefitting from a large window that allows plenty of natural light to flood the space.

A contemporary media wall incorporating an electric fire creates an attractive focal point, whilst fitted shelving and storage cupboards to either side provide both practicality and visual appeal. To the rear of the property is a stunning open-plan kitchen/dining room, undoubtedly the heart of the home. The kitchen is beautifully presented and centred around a substantial island incorporating breakfast bar seating, whilst a comprehensive range of wall and base units provides excellent storage and preparation space.

There is ample room for a family dining table, making the space ideally suited to both everyday living and entertaining. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. Leading from the kitchen is a useful utility room offering additional storage, worktop space and room for laundry appliances, together with external doors providing access to both the front and rear of the property.

To the first floor, the landing provides access to three bedrooms and the family bathroom. Bedrooms one and two are both well-proportioned double rooms benefitting from fitted wardrobes with sliding doors, whilst bedroom three is a generous single bedroom incorporating a built-in bed positioned within the stairhead together with additional storage. The family bathroom is a particularly bright room thanks to dual-aspect windows and is fitted with a bath incorporating a mains-fed shower over, wash hand basin with vanity storage beneath and a low-level WC.

Externally, the property benefits from a block-paved double driveway providing off-street parking to the front. To the rear, the landscaped garden has been thoughtfully designed for both relaxation and entertaining, incorporating a spacious patio seating area, well-maintained lawn, covered seating area with outdoor bar and a further covered space currently utilised for a hot tub.





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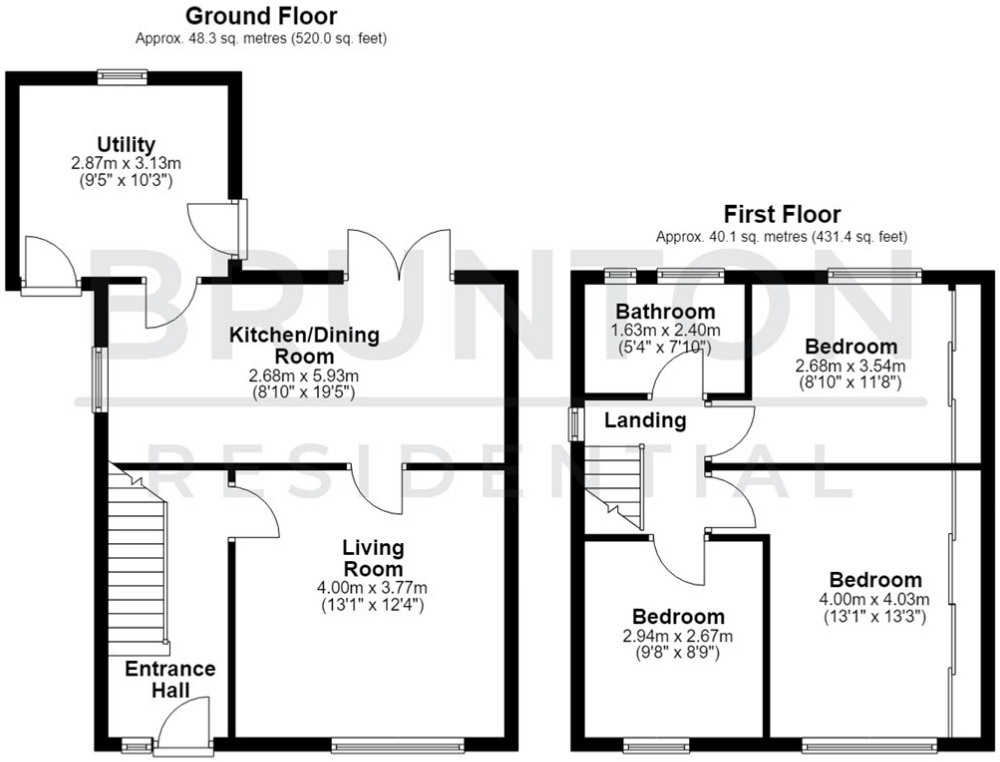
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : B



Total area: approx. 88.4 sq. metres (951.4 sq. feet)



