

Beldon Close
Dalton-Le-Dale
Seaham
SR7 8LD





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32

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Beldon Close

Asking Price £230,000

INTRODUCTION

IMPRESSIVE 3 BED DETACHED HOME - DOUBLE DRIVEWAY AND SINGLE GARAGE - BESPOKE GARDEN ROOM/HOME OFFICE - PROFESSIONALLY LANDSCAPED REAR GARDEN - EN SUITE TO MASTER BEDROOM - SUPERB DINING KITCHEN - EXCLUSIVE DEVELOPMENT BUILT BY BELLWAY HOMES ...

ENTRANCE VESTIBULE

Entrance via GRP double-glazed door. Carpet flooring, radiator, consumer unit, alarm key pad. Door leading to lounge.

LOUNGE

13'4 x 11'10

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Internal door leading to internal hallway.

INTERNAL HALLWAY

Radiator, carpeted stairs to first floor. Door leading off to WC, door leading off to dining kitchen.

WC

5'0 x 3'5

LVT wood-effect flooring, radiator, side facing white uPVC double-glazed window with privacy glass. Toilet with concealed cistern and push button flush, sink with single pedestal and chrome tap.

DINING KITCHEN

19'10 x 9'5

LVT wood-effect flooring, large double radiator, rear facing white uPVC double-glazed window and white uPVC patio doors leading to the rear patio and garden. This is lovely space with ample space for a dining table and chairs, under stairs cupboard providing additional storage. Stylish fitted kitchen with a range of wall and floor units in a soft light finish with complementary laminate work surface, integrated fridge/freezer, integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish with matching splash back, space and plumbing for a washing machine, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Recessed lights to ceiling, built in cupboard housing the modern central heating boiler.

FIRST FLOOR LANDING

Built in cupboard, radiator, pull down loft ladders providing convenient access to the loft, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

MAIN BATHROOM

6'0 x 5'6

LVT wood-effect flooring, radiator, side facing white uPVC double-glazed window with privacy glass. Toilet with concealed cistern and push button flush, wall mounted sink with chrome tap, bath with panel and chrome taps. Stylish tile to approx. half height around the bath, toilet and sink area, recessed lights to ceiling and extractor fan.

MASTER BEDROOM

15'1 x 10'0

Good size double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Door leading off to en suite.

EN-SUITE

9'8 x 4'7

LVT wood-effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. Double shower cubicle with sliding glass doors providing access and shower fed main hot water system, toilet with concealed cistern and push button flush, wall mounted sink with chrome tap. Large built in mirror to 1 wall for stunning effect combined with stylish tile choices.

BEDROOM 2

11'0 x 9'5

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a decent size double bedroom.

BEDROOM 3

10'2 x 7'3

Carpet flooring, radiator, front facing white uPVC double-glazed window. Also large enough to be classed as a double bedroom.

GARAGE

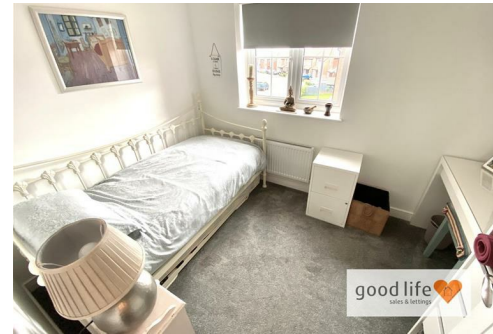
14'4 x 7'10

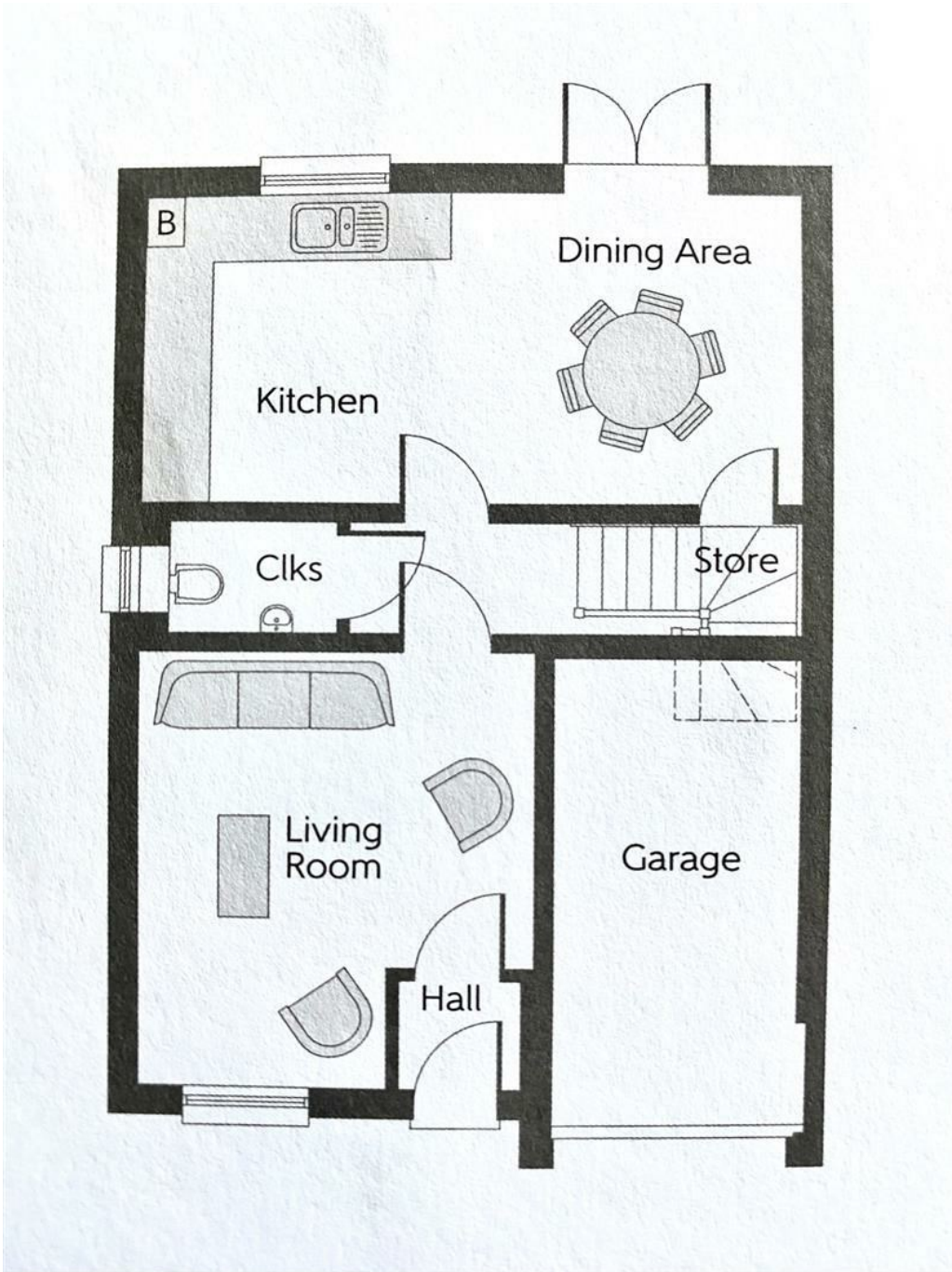
Measurements taken at widest points.

Manual up and over garage door, electric lighting and double electric socket.

EXTERNALLY

The property has a double driveway parking leading to attached single garage with manual up and over door.





Local Authority
Durham County Council

Council Tax Band
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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