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Exceeding Expectations



FOR SALE

Denham Drive

SEATON DELAVAL, WHITLEY BAY, NE25 0JX

ASKING PRICE

£280,000

3 BEDROOMS · 1 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

Denham Drive, Seaton Delaval

ASKING PRICE £280,000 · FREEHOLD

Signature North East proudly present this three-bedroom detached property, ideally located on Denham Drive in the popular residential area of Seaton Delaval. The property is ideally positioned for access to a range of local amenities, schools and transport links, with bus stops within easy walking distance and Seaton Delaval railway station approximately two kilometres away. Whitley Bay and the North East coastline are also within easy reach, offering an excellent choice of beaches, independent shops, cafés, restaurants and leisure facilities.

Entering the property, you are welcomed into the central hallway, which leads directly into the spacious living room. Offering ample room for a range of furnishings, the living room benefits from a large window, creating a bright and welcoming space. The living room opens into the dining room, which provides ample space to accommodate a large dining table. From here, sliding doors lead into the conservatory, which benefits from direct access to the rear garden via double French doors. The kitchen offers a good range of wall and base units, complemented by generous countertop space and integrated appliances including a double oven and hob. The kitchen also provides access to a useful utility room with a rear door.

Continuing to the first floor, you will discover three bedrooms, with each room offering ample space to comfortably accommodate a double bed alongside additional furnishings. Completing this floor is the family bathroom, fitted with a shower, hand basin and WC.

Externally, the property benefits from a large rear garden, featuring an ample patio area providing the ideal space for outdoor furniture and entertaining. To the front, there is a substantial driveway offering parking for multiple vehicles, alongside the single garage.





KEY FEATURES

- Three-bedroom detached property in a popular Seaton Delaval location
- Living room opening into a generous dining room
- Conservatory with direct access to the rear garden
- Well-equipped kitchen with integrated appliances & useful utility room
- Substantial driveway & single garage

- Council Tax Band C
- EPC Rating D









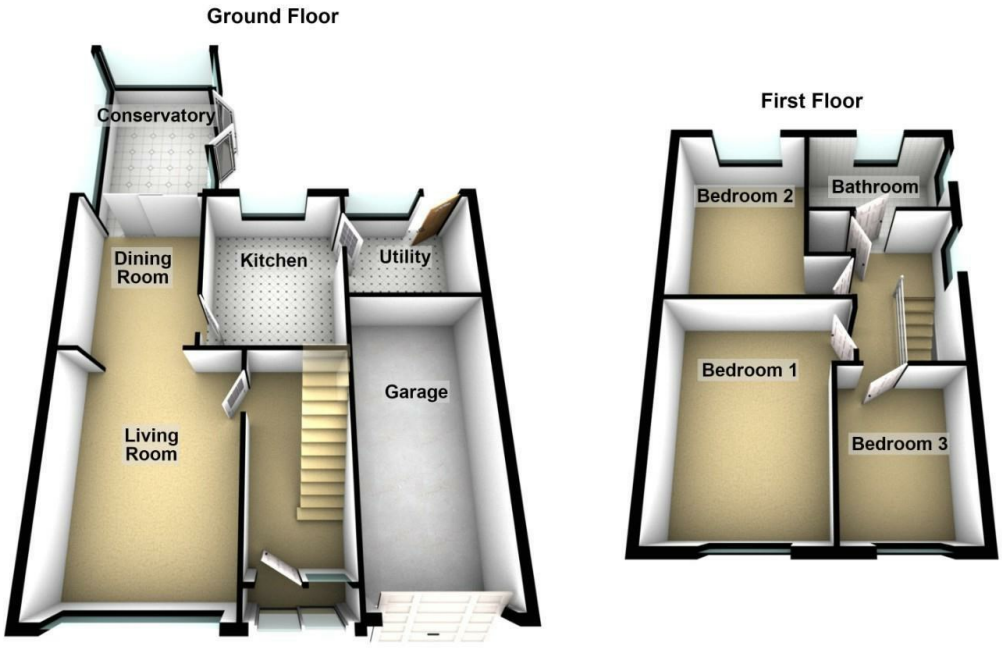


ACCOMMODATION

Room Dimensions

Living Room	4.60 x 3.50 (15'1" x 11'5")
Dining Room	3.30 x 2.60 (10'9" x 8'6")
Conservatory	3.90 x 2.60 (12'9" x 8'6")
Kitchen	3.30 x 2.80 (10'9" x 9'2")
Utility	2.20 x 2.00 (7'2" x 6'6")
Bedroom One	4.30 x 3.10 (14'1" x 10'2")
Bedroom Two	3.60 x 3.50 (11'9" x 11'5")
Bedroom Three	3.00 x 2.30 (9'10" x 7'6")
Bathroom	1.60 x 2.80 (5'2" x 9'2")

FLOOR PLAN



Total area: approx. 119.3 sq. metres (1284.4 sq. feet)

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