



## Derwent Road

### Seaton Sluice

This gorgeous, dormer bungalow is positioned in this sought after cul-de-sac, close to the stunning Seaton Sluice coastline, dunes and Holywell Dene. Boasting a sunny aspect to the rear garden with a garden bar, patio and hot tub. The bungalow itself is spacious, stylish and updated offering a flexible and versatile layout for someone wishing to enjoy accommodation on one floor but having the advantage of additional first floor bedrooms, should family or guests visit. With a spacious hallway, generous lounge/dining room with feature fireplace and electric stove fire, beautiful dining kitchen with integrated appliances, separate utility room, conservatory overlooking the rear garden, separate dining room/study and large double bedroom, contemporary shower room. To the first floor there are two further bedrooms and the garden offers a fabulous retreat, the garage has been temporarily converted to workspace with plumbing but could be reverted back if required, driveway and front garden.

# £325,000

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)





# Derwent Road Seaton Sluice

Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** spacious hallway, radiator, wood flooring, storage cupboard, door to:

**LOUNGE/DINING ROOM:** (front): 18'6 x 11'6, (5.64m x 3.51m), with measurements into double glazed bay window, attractive feature fireplace with electric stove fire, slate hearth, radiator, wall lights, coving to ceiling

**DINING ROOM/STUDY:** (front): 11'0 x 9'6, (3.35m x 2.90m), staircase to the first floor, radiator, double glazed window, wood floor

**DINING KITCHEN:** 15'1 x 9'5, (4.59m x 2.87m), a gorgeous, stylish fitted kitchen with spacious dining area, the kitchen has an ample range of white base, wall and drawer units, high gloss roll edge worktops, integrated electric oven, hob, cooker hood, plumbed for dishwasher, one and a half bowl sink unit with mixer taps, combination boiler, double glazed window, double glazed door to the rear garden, large storage cupboard, under-unit lighting, wood floor, tiled splashbacks, door to conservatory, door to:

**UTILITY ROOM:** 7'8 x 7'3, (2.33m x 2.21m), one and a half bowl sink unit with mixer taps, plumbed for automatic washing machine, double glazed door to the rear garden, door into garage

**CONSERVATORY:** (rear): 10'4 x 10'0, (3.15m x 3.05m), such a peaceful and light area to read or just enjoy the views over the garden, double glazed patio doors opening into the garden, tiled floor

**BEDROOM ONE:** (rear): 13'3 x 11'7, (4.04m x 3.53m), excluding depth of sliding mirrored wardrobes, large storage cupboard with shelving, radiator, double glazed window overlooking the garden area

**SHOWER ROOM:** Contemporary, re-fitted shower room, comprising of, shower cubicle, chrome shower, pedestal washbasin, low level w.c., double glazed window, tiled floor, fully tiled walls, panelling and spotlights to ceiling, radiator

**FIRST FLOOR LANDING:** door to:





BEDROOM TWO: (dual aspect): 17'9 x 11'7, (5.41m x 3.53m), restricted head room, two Velux windows, storage into eaves, radiator

BEDROOM THREE: (rear): 9'4 x 9'0, (2.84m x 2.74m), storage into eaves, radiator, double glazed window, restricted head room

EXTERNALLY: Stunning rear garden with delightful sunny aspect. Substantially improved by the current owners, there is plenty to keep you occupied, including a garden Bar: 11'2 x 9'5, (3.40m x 2.87m), with laminate flooring, lighting, the garden has artificial lawn, patio, feature gravelling and hot tub, (hot tub included in the price), to the front of the property is a driveway and garden area. The garage has been temporarily converted into workspace with plumbing and lighting, French doors opening to the driveway, which could be returned to a garage door if required.

PRIMARY SERVICES SUPPLY

- Electricity: MAINS
- Water: MAINS
- Sewerage: MAINS
- Heating: MAINS/GAS
- Broadband: FIBRE
- Mobile Signal Coverage Blackspot: NO
- Parking: GARAGE/DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

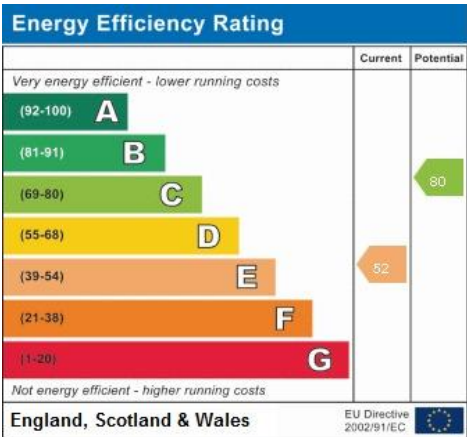
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: E

WB2327.AI.DB.06.03.2024. V.2







**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**16 Branches across the North-East**

