



## Castle Drive Seahouses

A bright and spacious beautiful four-bedroom detached house located in a sought-after modern development of detached properties near to the beach at the north end of Seahouses, just before the coastal road up to Bamburgh.

Open-plan living space spanning the full depth of the property provides a wonderful large room for hosting and entertaining guests, and every-day dining, cooking and relaxing. With doors out to the rear garden and a sunny dual aspect, the room makes the most of the abundance of natural light.

A generous size lounge also offers a separate cosy room with a wood burning stove, ideal for those cooler winter nights.

The bedrooms are all sizeable rooms, and the master bedroom has its own ensuite shower room.

Parking for two cars is available on the long drive in-front of the garage at the rear of the house.

Buyers in search of a property with stunning beach walks on their doorstep whilst benefiting from shops and facilities within a village are sure to be blown away by this ideal location.

## Guide Price **£475,000**

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# 10 Castle Drive

## Seahouses NE68 7BB

### HALL

Double glazed composite entrance door | Radiator | Covings to ceiling | Downlights | Staircase to first floor | Luxury vinyl floor tiles | Doors to lounge and dining room

### LOUNGE 11'2" x 18'2" (3.40m x 5.53m)

Double glazed bay window with plantation shutters | Radiator | Multi-fuel burner | Covings to ceiling | Downlights

### OPEN PLAN ROOM COMPRISING;

#### DINING AREA 14'3" x 9'6" min 12' 4" max into bay (4.34m x 2.89m min 3.76m max into bay)

Double glazed bay window with plantation shutters to the front | Tiled floor | Radiator | Covings to ceiling | Downlights

#### KITCHEN AREA 12'4" x 13'2" (3.76m x 4.01m)

Covings to ceiling | Double glazed window to rear | Radiator | Tiled floor | Downlights | Understairs storage cupboard | Fitted wall and base units with space for a range gas cooker, extractor hood, integrated Miele dishwasher, 1½ undercounter sink, integrated large Miele fridge, and granite work tops

#### SEATING AREA 11'5" x 9'1" (3.48m x 2.77m)

Double glazed window and French doors | Tiled floor | Radiator | Covings to ceiling | Downlights | Door to utility



### UTILITY

Double glazed window | Double glazed exterior door | Tiled floor | Covings to ceiling | Downlights | Extractor | Fitted units with space for washing machine and tumble dryer, stainless steel sink | Cupboard housing Baxi combination boiler | Door to W.C

### W.C

Double glazed frosted window | Tiled floor | Close-coupled W.C | Wash-hand basin | Radiator | Covings to ceiling

### LANDING

Radiator | loft access hatch with fitted ladder (boarded loft space and a light) | Covings to ceiling | Downlights | Storage cupboard

#### BEDROOM ONE 11'6" x 13'0" (3.50m x 3.96m)

Double glazed window | Fitted sliding door wardrobes | Radiator | Door to ensuite | Downlights

### ENSUITE

Double glazed frosted window | Tiled floor | Part tiled walls | Pedestal wash-hand basin | Close-coupled W.C | Double shower cubicle with tiled walls and mains shower

#### BEDROOM TWO 14'7" x 8'10" (4.44m x 2.69m)

Double glazed window | Radiator | Covings to ceiling | Downlights

#### BEDROOM THREE 11'4" x 10'6" (3.45m x 3.20m)

Double glazed window | Radiator | Covings to ceiling | Downlights

#### BEDROOM FOUR 8'10" x 9'8" (2.69m x 2.94m)

Double glazed window | Radiator | Covings to ceiling | Downlights



BATHROOM

Double glazed frosted window | Part tiled walls | Vinyl tiled floor | Close-coupled W.C | pedestal wash-hand basin | P-shaped bath with shower screen and electric shower | Chrome ladder style heated towel rail | Sensor-touch mirror | Coving to ceiling | Extractor fan | Downlights

GARAGE 17'9" x 8'10" (5.41m x 2.69m)

Up and over door | Lighting and power | Access to rear garden

EXTERNALLY

Lawn area to the front with feature planting | Wrought iron fence and wall surrounding a paved area immediately in-front of the entrance doors and front windows.

Lawn rear garden with fenced boundaries, side gate access and a rear entrance to the detached garage.

Electric power socket | Cold water tap | Shed | Wood store

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: "Mains

Sewerage: Mains

Heating: Liquefied Petroleum Gas (LPG) – Underground tank positioned beneath the front lawn.

Broadband: Fibre to premises

Mobile Signal / Coverage Blackspot: Not in a blackspot

Parking: Private drive (space for two cars in tandem) and garage

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

Our client has advised us that there have been proposals for a new housing development on nearby fields, but is not aware that such permissions have been approved.

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: E

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

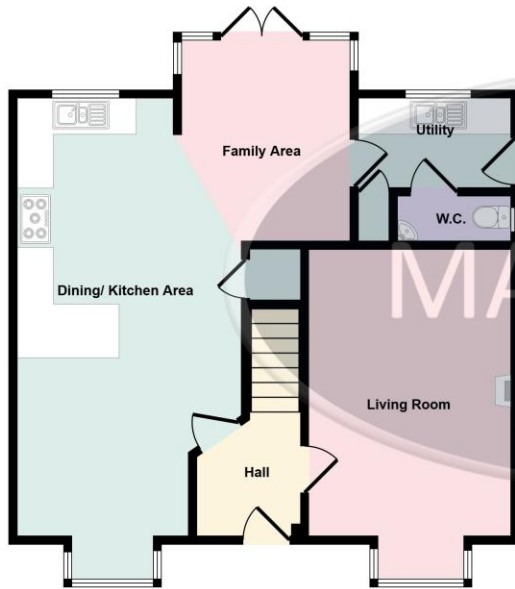
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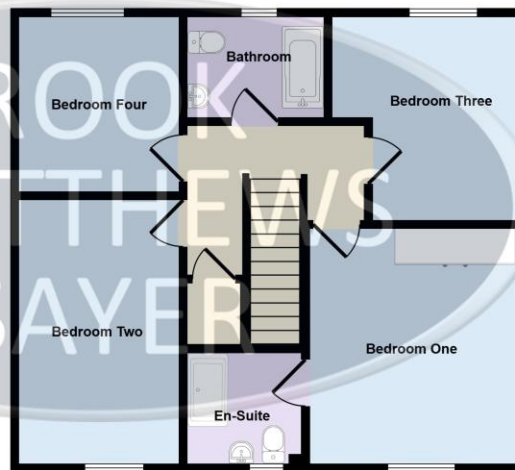




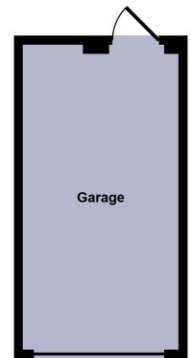
Approx Gross Internal Area  
141 sq m / 1523 sq ft



Ground Floor  
Approx 66 sq m / 716 sq ft



First Floor  
Approx 62 sq m / 664 sq ft



Garage  
Approx 13 sq m / 143 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VERSION 1

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**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**

