



Granville Avenue | Seaton Sluice | NE26 4BU

£360,000

An exquisite, extended and re-designed family semi detached home on this highly sought after street, just a short walk from Seaton Sluice village, Dene, Beach and Harbour. Rarely does such an immaculate and spacious home grace the market and we can't wait to show you around! Elegant and stylish with a spacious entrance porch, impressive hallway with oak banister and wrought iron insert, lounge with feature bay window, storage and shelving into alcoves, attractive feature fireplace and electric stove fire. Outstanding, extended, open plan family living and dining area with bi fold doors and Velux windows, central island, Quartz worktops and integrated appliances, separate utility room, downstairs cloaks/w.c., and spacious garage with electric door. Fabulous landing area, three double bedrooms, distant sea views from the front, luxurious, re-fitted family bathroom with walk-in shower cubicle and forest waterfall spray. Stunning, landscaped, west facing garden with decked patio, lawn, paving and well stocked borders. Large full width, block paved driveway and garage, no onward chain. Property also benefits from planning consent for a further bedroom and bathroom extension over the garage

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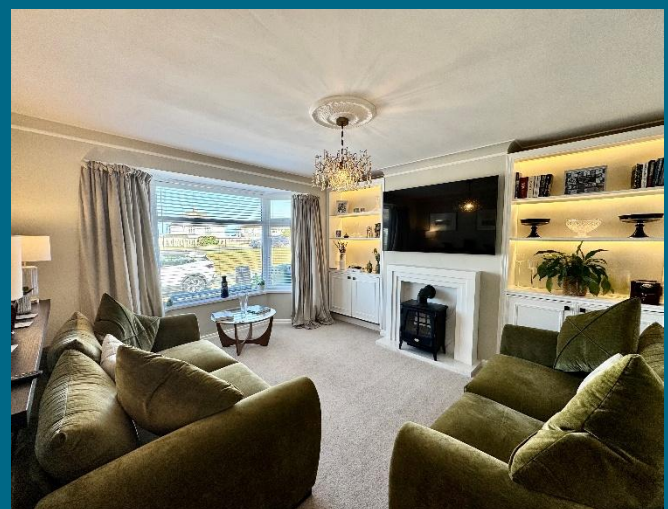
Double Glazed Entrance Door to:

ENTRANCE PORCH: tiled floor, double glazed window, contemporary door through to:

ENTRANCE HALLWAY: An impressive, light and airy hallway with radiator, oak and wrought iron turned staircase up to the first floor, under-stair cupboard, wood flooring, door to:

LOUNGE: (front): 15'1 x 12'4, (4.59m x 3.76m), with measurements into alcoves and double glazed bay window. The alcoves have been fitted with be-spoke shelving and storage, under-unit lighting, attractive feature fireplace, electric stove fire, radiator and radiator cover, ceiling rose, wood flooring

DINING KITCHEN: (rear): 18'6 x 17'3, (5.64m x 5.26m), an outstanding, re-designed and extended, open plan dining kitchen with two lots of double glazed bi-fold doors out to the garden area, two Velux windows, fabulous, stylish base, wall and drawer units, Quartz and granite worktops, central island with sink unit, hot and cold mixer taps, spotlights to ceiling, down lighters, integrated electric oven, microwave, hob and extractor, integrated full height fridge, dishwasher, two vertical radiators, door through to:



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UTILITY ROOM: 9'5 x 9'0, (2.87m x 2.74m), stylish and contemporary base and wall units, roll edge worktops, integrated freezer, plumbed for automatic washing machine, combination boiler, wood flooring, spotlights to ceiling, double glazed door to the garden, plinth heater, door to:

INNER HALLWAY: wood flooring, door to garage, door to;

DOWNSTAIRS CLOAKS/WC.: pedestal washbasin, low level w.c. with push button cistern, radiator, wood flooring, extractor fan

GARAGE: 15'9 x 7'4, (4.80m x 2.24m), electric roller door, roll edge worktops, space for dryer

FIRST FLOOR LANDING AREA: Spacious landing with loft access, pull down ladders, the loft is part boarded for storage purposes and has two Velux windows, double glazed window

FAMILY BATHROOM: 9'0 x 5'4, (2.74m x 1.62m), luxurious, re-fitted bathroom, showcasing, walk-in shower cubicle, chrome shower with additional, ceiling mounted forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, tiled shower area, double glazed window, tiled floor

BEDROOM ONE: (front): 14'3 x 10'8, (4.34m x 3.25m), with measurements into feature double glazed bay window with distant sea views, and into alcoves, radiator

BEDROOM TWO: (rear): 11'5 x 10'8, (3.48m x 3.25m), double glazed window, radiator, cornice to ceiling

BEDROOM THREE: (front): 9'1 x 8'0, (2.77m x 2.44m), radiator, double glazed window with distant sea views

EXTERNALLY: Stunning, West facing rear garden beautifully thought out and landscaped. Enjoying decked patio, lawn, mature, well stocked borders and paved rear patio. To the front is a large, full width, block paved driveway and garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

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.

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: D

EPC RATING: D

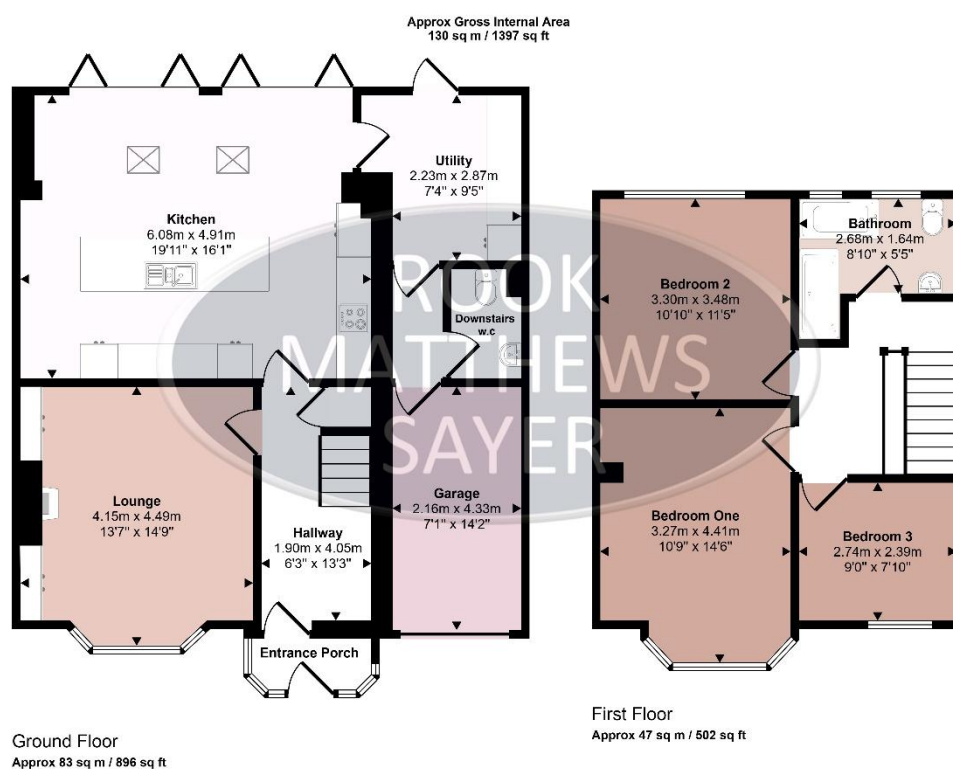
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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