



St Ronans Drive, Seaton Sluice, NE26 4JG

£340,000

Absolutely one of the finest examples of bungalow for sale in this beautiful, sought after seaside village. Just a short walk from the glorious beach and dunes, Dene, local eateries, shops, schools and one of the best fish and chip shops in the area! With a stunning, architect design extension and reconfiguration, you will absolutely love the space, light and style that has been created by the current owner. Boasting a delightful sunny aspect to the landscaped rear garden and a spacious, block paved driveway to the front. Entrance vestibule and impressive hallway. Fantastic size lounge with feature bay window and wonderful multi-fuel stove fire, perfect for cosy evenings and winter. 25'2 x 19'2, open plan, extended family living and dining kitchen oozing elegance, style, luxury and careful planning throughout. With central island, integrated appliances, dining area and family room which overlooks and opens out to the rear garden, separate utility room. Two double bedrooms, the principal bedroom overlooking and opening out to the rear garden, contemporary en-suite shower room, luxurious re-fitted family bathroom with shower off. With gorgeous kerb appeal, the exterior of the bungalow has been updated to benefit from stylish panelling, there is also gated access through to the rear garden. No onward chain. We are speechless at how beautiful this bungalow is

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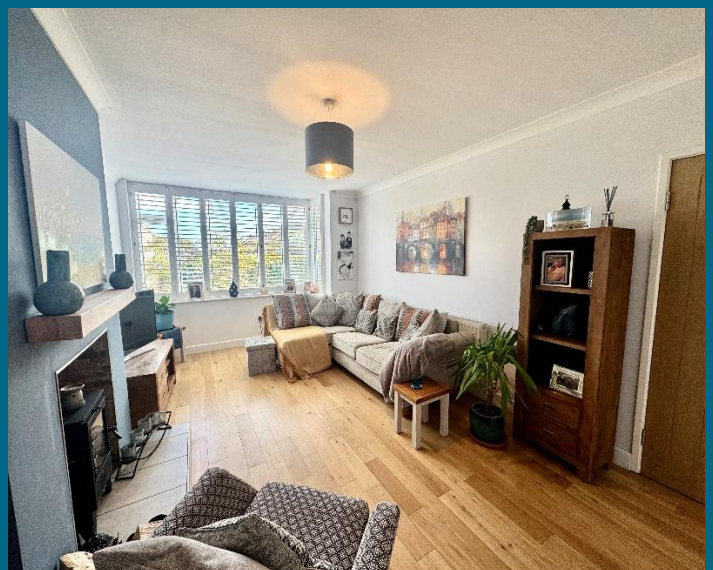
Composite Entrance Door to:

ENTRANCE VESTIBULE: engineered oak floor, half glazed door into:

ENTRANCE HALLWAY: an impressive, light and airy hallway with engineered oak flooring, radiator, loft access with pull down ladders, we understand that the loft is part boarded for storage purposes, door to:

LOUNGE: (front): 19'1 x 11'6, (5.82m x 3.51m), into feature double glazed bay window and alcoves, plinth, recessed hearth with tiled inset, tiled hearth, gorgeous multi-fuel burning stove, cornice to ceiling, radiator, engineered oak flooring

LIVING/DINING KITCHEN: 25'2 x 19'2, (7.67m x 5.84m), fabulous, architect designed and extended, open plan living and dining kitchen, perfect for relaxing, dining, cooking and entertaining! Tasteful, elegant and stylish. Showcasing a central island and breakfasting bar, gorgeous range of quality base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, cooker hood, integrated freezer, wine rack, integrated dishwasher, one and a half bowl sink unit with mixer taps, spotlights to ceiling, vertical radiator, two roof lanterns, double glazed window, large double glazed windows to family room, double glazed door out to the garden, LVT



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UTILITY ROOM: (rear): 8'3 x 4'2, (2.52m x 1.27m), base units, roll edge worktops, plumbed for automatic washing machine, combination boiler, double glazed window, double glazed door out to the garden

BEDROOM ONE: (rear): 13'1 x 11'7, (3.99m x 3.53m), including depth of stylish fitted sliding wardrobes, providing ample hanging and storage space, feature panelling, double glazed French doors out to the garden, radiator, door to:

EN-SUITE SHOWER ROOM: luxurious, re-fitted en-suite shower room, showcasing, shower cubicle, chrome shower with forest waterfall spray, on-bench vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled floor, tiled shower area, spotlights to ceiling

BEDROOM TWO: (front): 10'0 x 10'0, (3.05m x 3.05m), radiator, double glazed window

EXTERNALLY: boasting a delightful sunny aspect, this beautifully landscaped rear garden enjoys multiple patio areas, artificial lawn, mature, well stocked borders, feature gravelling. Front garden with large double length, block paved driveway, lawned area, borders and privacy hedging.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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: C

EPC RATING: D

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Awaiting Floorplan

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		

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



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.