



Hastings Gardens | New Hartley | NE25 0RN

£225,000

Charming and quirky family home, beautifully positioned in a cul-de-sac within the sought after, semi-rural New Hartley Village. Approximately a five minute drive from Seaton Sluice beach, a short drive to Seaton Delaval train station and within walking distance to local schools, shops and bus route. Loved by the current family for many years and offering superb indoor and outdoor space. Entrance hall, lounge with gorgeous wood burning stove, family dining kitchen with integrated appliances, downstairs cloaks/w.c., utility space, snug and garage, (currently utilised as a an additional bedroom/reception area). To the first floor there are three double bedrooms and a lovely re-fitted family bathroom with Victorian style shower. The award winning rear garden enjoys an elevated patio area and work space, steps down to the beautiful, well stocked garden area of excellent proportions. With mature borders, lawn, pond, sitting area, large shed, outside tap and greenhouse you could get lost in this fantastic outside space! To the front of the property is the driveway and garage, which currently is accessed via patio doors but could be changed back if required.

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Contemporary Entrance Door to:

ENTRANCE LOBBY: wood flooring, radiator, staircase to the first floor, door to:

LOUNGE: (front): 15'6 x 11'9, (4.72m x 3.58m), into alcoves, feature hearth with exposed brick recess, plinth, tiled hearth and gorgeous wood burning stove, perfect for cosy days, double glazed window, radiator, large under-stair cupboard, laminate flooring, through to:

DINING KITCHEN: (rear): 20'5 x 9'3, (6.22m x 2.82m), maximum measurements, superb sized family living and dining area, with a range of base, wall and drawer units, high gloss worktops, single drainer sink unit with mixer taps, integrated electric, double oven, gas hob, brick effect tiling, tiled floor, radiator, two double glazed windows, double glazed stable door out to the rear garden, door to:

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c., tiled splashbacks, double glazed window

INNER UTILITY SPACE: 9'0 x 4'4, (2.74m x 1.32m), through to garage, into:

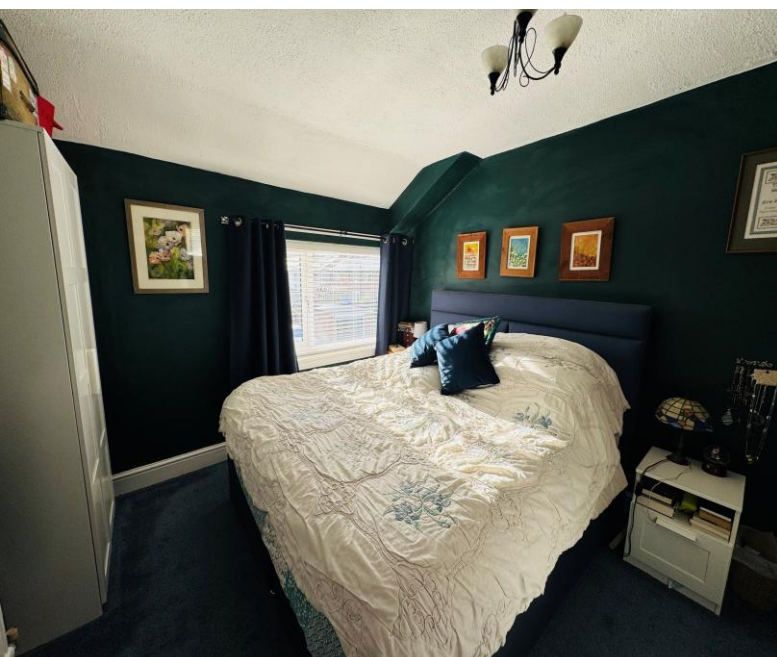
SNUG/STUDY: (rear): 8'7 x 7'7, (2.62m x 2.31m), double glazed window, laminate flooring



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GARAGE/RECEPTION: (front): 11'3 x 9'1, (3.43m x 2.77m), the garage is currently utilised as a bedroom space but as an insulated single brick space may revert to its original garage usage or study area, radiator, double glazed patio doors to the front

FIRST FLOOR LANDING AREA: loft access with pull down ladders, we understand that the loft area is mostly boarded for storage purposes

FAMILY BATHROOM: 7'4 x 6'8, (2.24m x 2.03m), a stylish, re-fitted family bathroom, showcasing, bath, Victorian style shower, pedestal washbasin, low level w.c., brick effect tiling, radiator, double glazed window, laminate flooring

BEDROOM ONE: (front): 11'6 x 9'9, (3.51m x 2.97m), excluding depth of alcoves, radiator, double glazed window

BEDROOM TWO: (rear): 10'7 x 10'1, (3.22m x 3.07m), maximum measurements, radiator, double glazed window

BEDROOM THREE: (front): 11'6 x 6'5, (3.51m x 1.96m), excluding depth of recess, radiator, double glazed window

EXTERNALLY: A beautiful, award winning garden the size of which is perfect for anyone who enjoys gardening or has a family/furry friends! With multiple sitting areas, patios, mature, well stocked borders, lawn, elevated patio, pond, greenhouse, large shed, outside tap and outdoor utility space with plumbing for automatic washing machine. To the front there is an additional garden area, driveway and garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage/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.

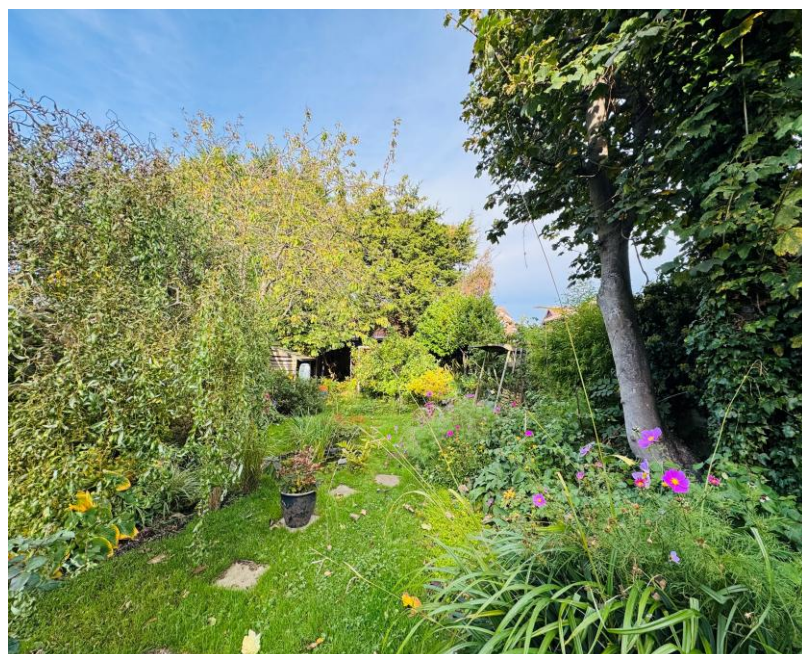
TENURE

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: A

EPC RATING: TBC

WB3421.AI.DB.16.10.2025.V.2



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"DoubleClick Insert Picture" FLOORPLAN

"DoubleClick Insert Picture" EPC RATING

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