



Fontburn Road | Seaton Delaval | NE25 0BH

**£365,000**

This beautifully presented four-bedroom detached home offers stylish, modern living in a highly desirable Seaton Delaval location. Finished to an exceptional standard throughout, the property showcases a stunning blend of contemporary design, practical layout and high-quality upgrades. The welcoming entrance hall leads to a spacious formal lounge featuring a bespoke media wall complete with a stylish infinity fire, illuminated display niches and integrated storage — a real focal point of the home. The property flows through to a generous open-plan kitchen and dining area, fitted with modern units, integrated appliances and excellent surface space, making it ideal for family life and entertaining. A standout feature is the superb garden room extension, boasting a vaulted ceiling with Velux windows and full-width glazing that opens onto the rear garden. This bright and versatile space is perfect as a family room, playroom or additional lounge. The ground floor also benefits from a well-designed utility room, integral garage and a convenient downstairs WC accessed from the hallway. Upstairs, there are four well-proportioned bedrooms, including a stylish principal bedroom with fitted wardrobes and a modern en-suite shower room. The upgraded family bathroom offers a waterfall shower over bath, contemporary tiling and a sleek vanity unit. Externally, the private rear garden has been attractively landscaped with a lawn, patio seating area and mature planting, providing a sunny and enjoyable outdoor space. The front of the home offers excellent kerb appeal with a double driveway and neat frontage.

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**DETACHED****DOUBLE WIDTH DRIVEWAY****SPACIOUS SOUTH-EAST FACING  
GARDEN****INTEGRAL GARAGE****STUNNING GARDEN ROOM  
EXTENSION****PRINCIPAL BEDROOM WITH EN-  
SUITE****SEPARATE UTILITY ROOM****STYLISH MODERN OPEN PLAN  
DINING KITCHEN****For any more information regarding the property please contact us today****ENTRANCE HALLWAY:** Entrance door, radiator, door to:

W.C: radiator, part tiled walls, integrated cistern W.C, hand wash basin,

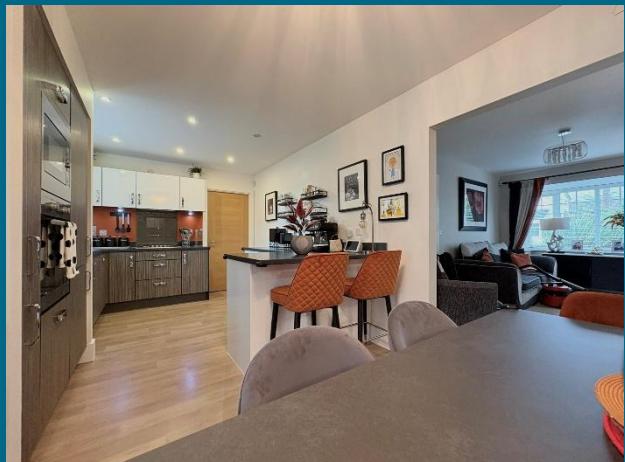
LOUNGE 9'7 x 14'3 (2.92m x 4.34m) Measurements into alcove and bay window: media wall with infinity fireplace, radiator, double glazed windows, open plan into:

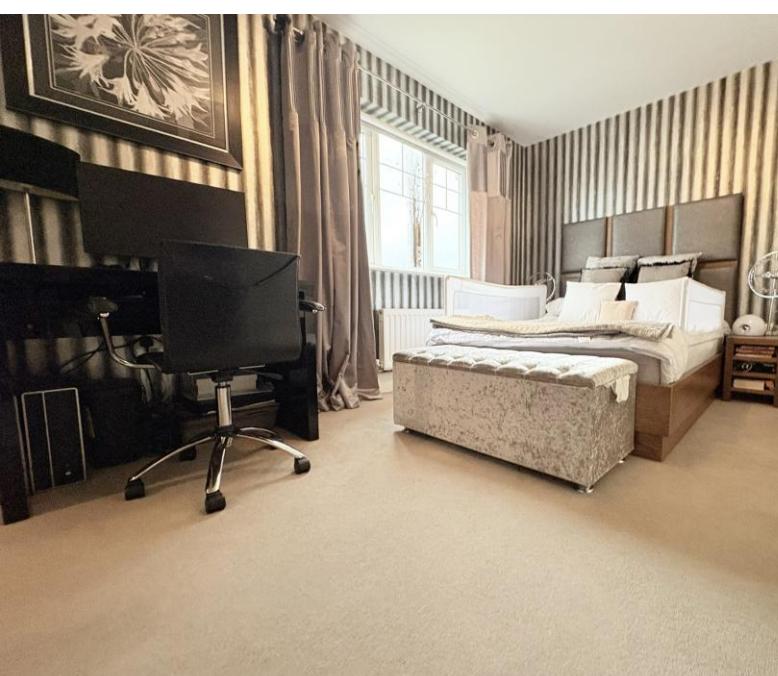
KITCHEN DINER 19'5 x 9'8 (5.92m x 2.95m) Maximum measurements: Incorporating a range of base, wall and drawer units, worktops, integrated appliances include gas hob, oven, microwave, fridge freezer, cooker hood and dishwasher, radiator, open plan with sun room, door to:

UTILITY: 5'8 x 9'8 (1.73m x 2.95m) plumbing for washer, combination boiler, door to garden, door to:

GARAGE: Well, proportioned garage with canopy garage door.

SUN ROOM: 11'9 x 10'8 (3.58m x 3.25m) Bi-folding doors to garden, Velux windows, double glazed windows.





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LANDING: access hatch with drop down ladder to part boarded loft, storage cupboard, door to:

BEDROOM ONE: 16'9 x 10' (5.11m x 3.05m) Maximum measurements: Double bedroom with fitted sliding door wardrobe, double glazed windows, radiator, door to:

EN-SUITE: Part tiled walls, dual outlet shower with waterfall shower and separate shower head, wall mounted W.C, wall mounted basin with chrome mixer tap, double glazed privacy window, chrome towel rail radiator.

BEDROOM TWO 8'5 x 14'1 (2.57m x 4.29m): Spacious double bedroom, double glazed window, radiator,

BEDROOM THREE 8'3 x 10'7 (2.52m x 3.22m) Maximum measurements: Radiator, double glazed window.

BEDROOM FOUR 8'2 x 8'2 (2.48m x 2.48m): Double glazed window, radiator.

BATHROOM: Bath with waterfall shower and integrated shower head, part tiled walls, wall mounted vanity basin, low level cistern W.C, double glazed privacy window, chrome towel rail radiator

EXTERNALLY: Enclosed and spacious rear garden which benefits from a South-East facing aspect, private side access lane, double width front driveway with access to garage for off street parking.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas/Underfloor &

Broadband: Fibre to Premises

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 Managed Freehold

#### COUNCIL TAX BAND: D

#### EPC RATING: C

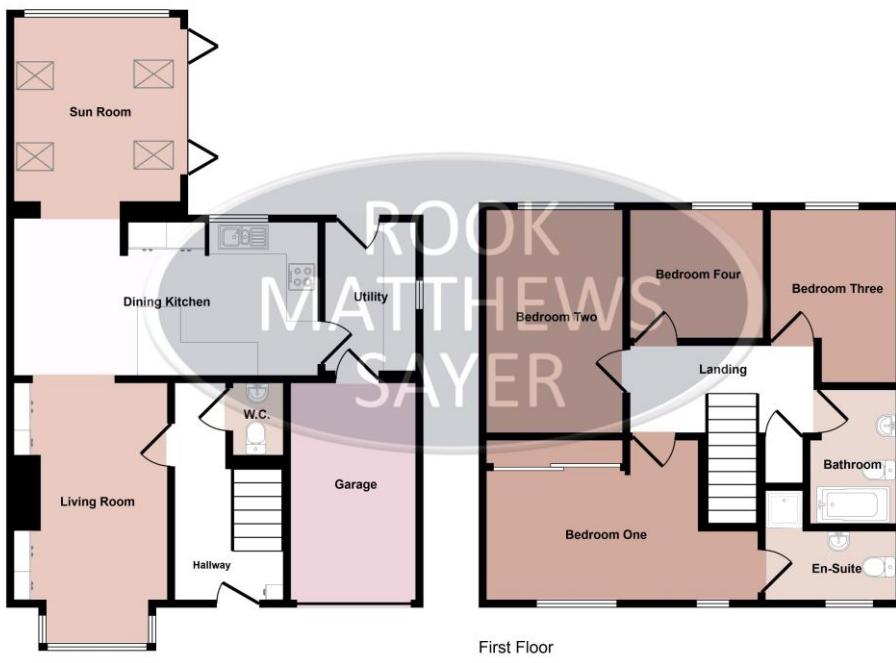
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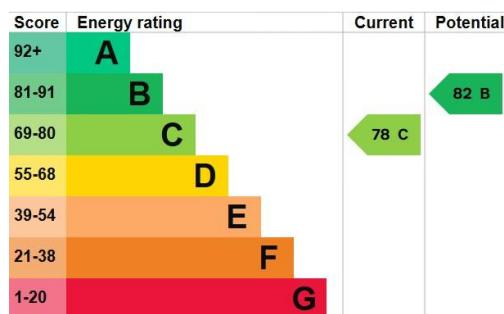
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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



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