



The Coppice | Seaton Sluice | NE26 4HP

**£495.000**

If you've ever dreamed of waking up to open fields, wrap-around gardens and that rare feeling of space, this property is going to stop you mid-scroll!! Tucked away on this highly sought after street, yet moments from the beach, Dene, Harbour and a brilliant selection of bars, local shops and crucially an award-winning fish and chip shop, this detached family bungalow delivers the sweet spot between country calm and coastal buzz. Outside is where it really comes alive. The gardens wrap right around the bungalow, soaking up the sun throughout the day and opening out to uninterrupted sycamore woodland and field views that bring a genuine sense of freedom and privacy. Morning coffees, long lunches, drinks and so much more - this is a garden so difficult to find on the open market. Practicality hasn't been forgotten either, there is a double length garage, alongside a multi-car driveway, making life easy for families and visitors alike. Inside, the accommodation flows beautifully, with multiple extensions which were architect designed and completed using local builders and resources, the current family have put love and effort into carefully thinking about how their family life could be enjoyed to the maximum. There is ample light flooding the bungalow, with a spacious hallway, lounge overlooking the garden to the rear, stunning family room with patio doors and views over the rear garden. A retro family dining kitchen again enjoying ample light, space and fabulous views, with lots of space for cooking, dining and relaxing, with integrated appliances and access out to the garden area. Two double bedrooms, one currently being utilised as a dining room, ground floor bathroom with shower. To the second floor there are two exceptional bedrooms, both with views and a second family bathroom. Mature, well maintained and landscaped rear garden and patio area.

No onward chain!

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**Rare to the Open Market**

**Detached Dormer Bungalow**

**Architect Designed**

**Wrap Around Gardens**

**Open Views Over Fields to  
Rear**

**Close to the Beach, Dene and Harbour**

**Double Length Garage, Ample Parking**

**No Onward Chain**

For any more information regarding the property please contact us today



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ENTRANCE PORCH: tiled floor, timber framed double glazed windows, double glazed door to:

ENTRANCE HALLWAY: A spacious hallway with feature turned staircase up to the first floor, radiator, door to:

LOUNGE: (rear): 19'6 x 13'0, (5.94m x 3.96), into recess, a beautiful, light and airy lounge to the rear of the property enjoying views from the double glazed window over the garden areas, two radiators, laminate flooring, feature chimney breast, wall lights, door into:

FAMILY ROOM: (rear): 14'7 x 14'5, (4.45m x 4.39m), what a fabulous room! As part of an architect designed extension, this family room showcases wonderful views over the garden with ample natural light, door out to the side garden area, patio doors opening out to the garden, two double glazed windows, spotlights to ceiling, built in storage, night storage heater, tiled floor

DINING KITCHEN: 11'10 x 9'3, (3.61m x 2.82m), a stunning, retro style fitted kitchen, handcrafted by Wrighton International Kitchens, with stylish, coloured base, wall and drawer units, contrasting worktops, SMEG gas hob and hood, integrated electric oven, plumbing for dishwasher, single drainer sink unit with mixer taps, tile effect flooring, double glazed window, tiled splashbacks, the kitchen opens up beautifully to the dining area with measurements of, 10'2 x 9'2, (3.10m x 2.79m), into recess, enjoy this fantastic dining space, with double glazed window looking over the gorgeous garden area, tile effect flooring, radiator, additional double glazed window, plumbing for automatic washing machine, door out to the garden area

BEDROOM ONE: (front): 12'8 x 10'7, (3.86m x 3.22m), radiator, double glazed window overlooking the extensive front garden

BEDROOM TWO/DINING ROOM: (front): 13'6 x 9'11, (4.12m x 3.02m), double glazed window with views over the front garden, radiator, fitted wall light

GROUND FLOOR BATHROOM: Modern bathroom, comprising of, bath with hot and cold mixer taps, chrome shower, pedestal washbasin with mixer taps, low level w.c., radiator, double glazed window, fully tiled walls, panelled ceiling, tiled floor, fitted storage

FIRST FLOOR LANDING AREA: double storage cupboard with hanging space, double glazed window

FAMILY BATHROOM: 8'4 x 6'9, (2.54m x 2.06m), comprising of, bath, pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, loft access, storage cupboard, double glazed window

BEDROOM THREE: (rear): 15'7 x 11'8, (4.75m x 3.56m), including depth of fitted wardrobes, this gorgeous bedroom enjoys the most picturesque views over the garden and open fields, feature brick chimney breast, two timber framed double glazed windows, radiator

BEDROOM FOUR: (rear): 12'7 x 10'7, (3.84m x 3.22m), storage into eaves, beautifully views from the UPVC double glazed window, radiator

EXTERNALLY: Backing onto mature woodland and open fields, this home enjoys a wonderfully private setting with wrap-around gardens that create a real sense of space and seclusion. The outlook is green, peaceful and ever-changing, offering birdsong mornings, long sunny afternoons and uninterrupted views that feel a world away from our everyday busyness! The garden enjoys well stocked borders, lawn, patio areas and a side garden area, gated access to the front garden with lawn and borders, long, multi-car driveway with access to the garage

DOUBLE GARAGE: with measurements of 9'08 x 31'2, (9.50m x 2.95m), double glazed door to the rear, double glazed window, electric, roller door, power and lighting, cold water tap

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Double 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.

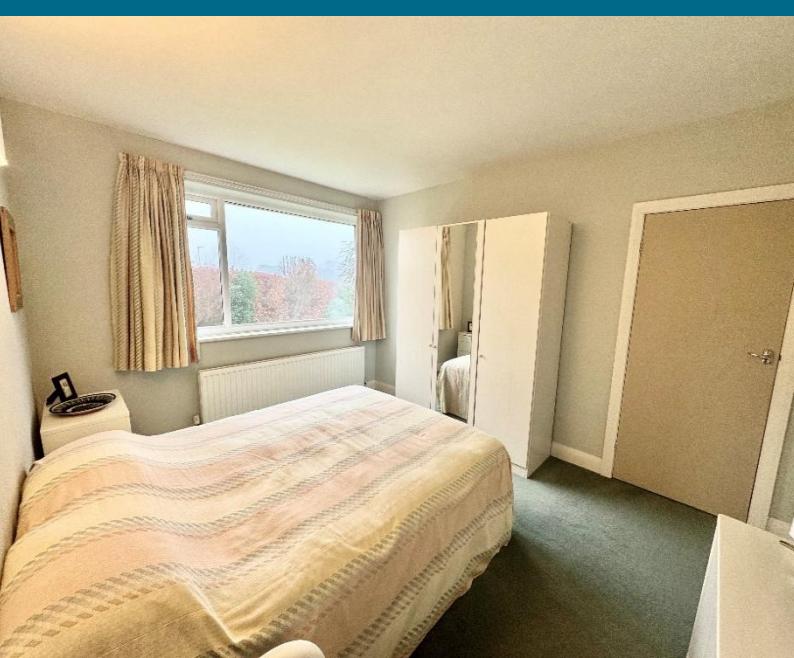
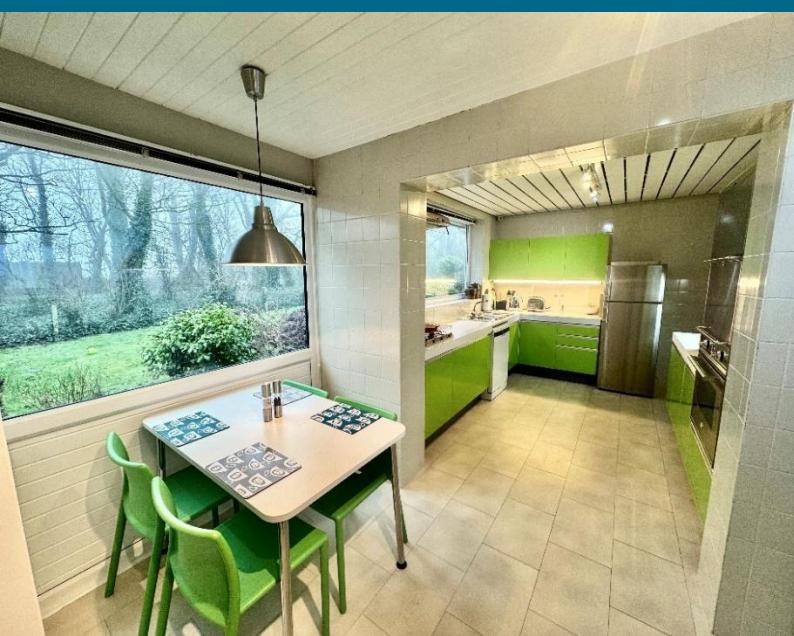
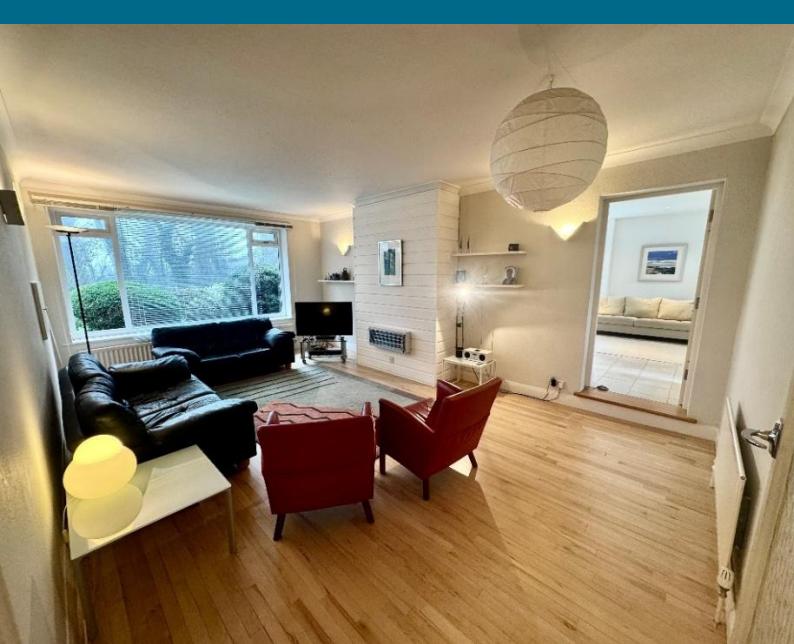
## TENURE

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: E

EPC RATING: TBC

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AWAITING FLOORPLAN/EPC

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