

BRUNTON

RESIDENTIAL



ACOMB AVENUE, SEATON DELAVAL, NE25

Offers Over £240,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Delightful and fully refurbished three-bedroom bungalow, occupying a generous corner plot within a well-regarded residential area of Seaton Delaval.

The property has been thoughtfully reconfigured to create a modern and versatile layout, centred around an impressive open-plan lounge, dining and kitchen space finished to a high specification. The accommodation offers flexibility, with three bedrooms or the option of an additional reception room, alongside a contemporary four-piece wet room, utility space and separate WC, all contributing to a well-balanced and practical home. Externally, the property benefits from multiple garden areas and a driveway providing off-street parking for several vehicles.

Seaton Delaval is a popular and well-connected location, offering convenient access to local amenities, schools and transport links, including nearby coastal routes and easy access to Whitley Bay, Cramlington and Newcastle city centre.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: an entrance porch leading into an inner hallway, which provides access to the principal areas of the home. To the left-hand side, slightly along the hallway, is access into a stunning open-plan lounge, dining and kitchen area. This space has been extensively reconfigured to create a bright and sociable living environment, finished to a high specification throughout. The kitchen is fitted with a range of modern wall and base units, complemented by quality work surfaces and integrated appliances, including a built-in Smeg coffee machine, highlighting the standard of finish.

Beyond the main living space is a useful utility area, which provides French doors leading out to the rear garden. Off the utility, there is a convenient separate WC, while to the opposite side is a well-proportioned third bedroom, formed from the converted garage and benefiting from its own external access.

Returning to the hallway, there is a storage cupboard and access to the main bathroom, which has been reconfigured into a stylish four-piece wet room, incorporating a bath, shower area, WC and wash hand basin. To the right-hand side of the hallway, there is a further versatile room currently utilised as an additional reception room, featuring French doors opening out onto the garden, although it can also serve as a bedroom. Beyond this is another well-sized bedroom, complete with built-in storage.

Externally, the property occupies a generous corner plot. To the front, there is a driveway providing off-street parking for multiple vehicles. The outdoor space has been thoughtfully divided into distinct areas, including a main garden accessed from the living space and a further private garden area accessed from the kitchen or third bedroom, offering excellent flexibility for outdoor use.



BRUNTON

RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : D

