

# BRUNTON

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## RESIDENTIAL



**DUDLEY LANE, SEATON BURN, NE13**

**Offers Over £250,000**



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Delightfully extended four bedroom semi detached home, occupying a pleasant plot within the popular village location of Seaton Burn.

The property offers spacious and versatile accommodation throughout, including a generous bay fronted lounge and dining room, a bright conservatory overlooking the rear garden, and a well appointed kitchen/diner with internal access to the integral garage. To the first floor are four well proportioned bedrooms, including a principal bedroom with bay window, alongside a family bathroom with separate shower. Externally, the property benefits from driveway parking, lawned gardens to the front and rear, and a mature rear garden with patio areas and established planting.

Seaton Burn remains well placed for access to local amenities, schooling, and transport links, including convenient access to the A1 and surrounding areas.



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The internal accommodation comprises: an entrance porch leading into a welcoming hallway with stairs rising to the first floor landing. To the front of the property is a generous lounge and dining room, enhanced by a large bay window allowing for excellent natural light and a feature fireplace creating an attractive focal point. The space offers ample room for both seating and dining furniture and flows naturally through to the conservatory at the rear.

The conservatory provides a bright additional reception space with pleasant views over the rear garden and doors opening directly onto the patio, creating an excellent connection between indoor and outdoor living. To the end of the hallway is the kitchen/diner, fitted with a range of wall and base units alongside ample work surface space and room for informal dining. The kitchen also benefits from internal access to the integral garage, providing useful storage and practicality for everyday living.

To the first floor, the landing provides access to four bedrooms, including a spacious principal bedroom benefitting from a bay window to the front elevation. The bedrooms are served by a family bathroom fitted with a bath, separate shower, WC, and wash hand basin.

Externally, the property occupies a pleasant plot with lawned gardens to the front and rear, a driveway providing off street parking, and a mature rear garden featuring established planting, patio seating areas, and a high degree of privacy.





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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside cc

COUNCIL TAX BAND : C

EPC RATING : C

