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ACOMB AVENUE, SEATON DELAVAL, NE25

Offers Over £250,000

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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.

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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.



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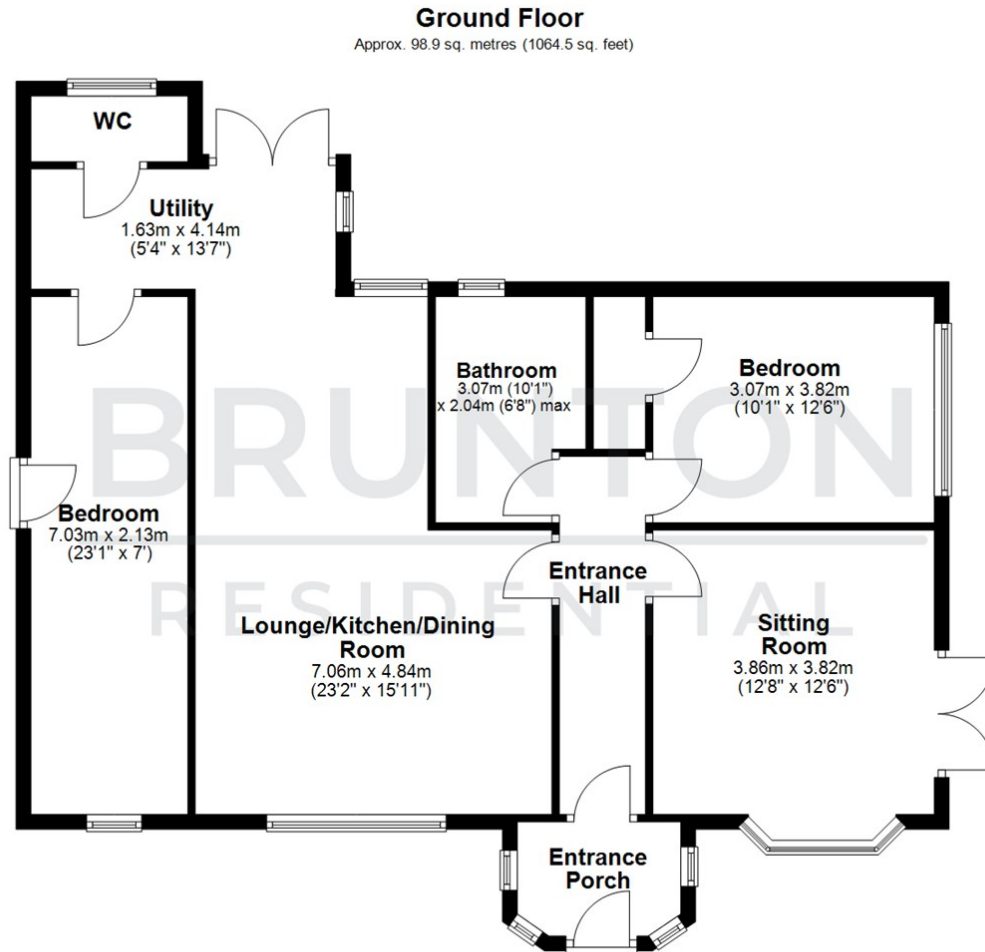
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : D



Total area: approx. 98.9 sq. metres (1064.5 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	