

West Farm Paddocks

Seaham SR7 8RL

kimmitt&roberts

- A truly impressive country home
- Idyllically situated with stunning views
- Three Bedrooms, Executive Bathrooms
- Must be viewed for full appreciation
- The EPC Rating is C

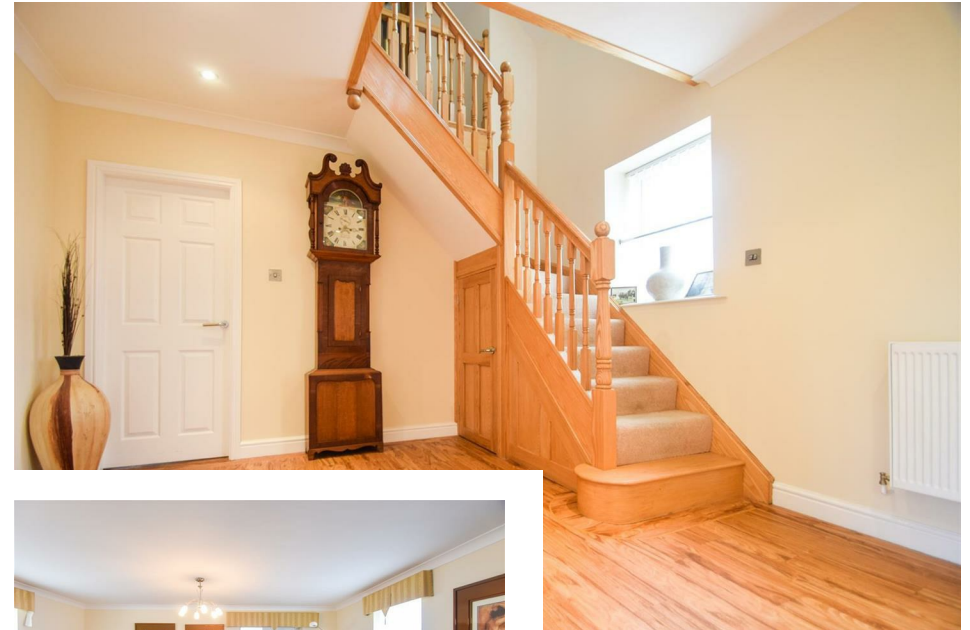


£395,000

West Farm Paddocks

A truly impressive country home, idyllically situated in a stunning rural location yet close to all north east centres. Built by the present owner in 2006 with the addition of a wonderful summer room, a high quality fitted kitchen and much internal and external improvement. The principal rooms all enjoy views over Cold Heselden and beyond and every window has an uninterrupted countryside view.

This well presented, family sized living space may be viewed to be appreciated. Accommodation comprises in brief: Entrance hallway with american white oak staircase, impressive lounge/dining room access into the summer room, study, ground floor WC, high quality fitted kitchen with fully integrated appliances. There are three good sized bedrooms (two



GROUND FLOOR

Entrance Hall

with entrance door, double glazed window, radiator and staircase leading to first floor

Lounge/Diner

18'1"x13'5" +

Sun Room

18'4"x11'10"

with vaulted ceiling, two double glazed windows and double glazed french doors leading to rear of property



Kitchen

17'9"x11'6"

comprising wall and base units with contrasting worktops and preparation surfaces, electric hob, electric oven, fridge freezer, tiled splash back, automatic washing machine, dish washer, extractor fan and door leading to garage

Cloak/W.C.

with w.c., wash hand basin and double glazed window





of double proportion), a jack and jill ensuite and a luxurious bathroom with roll top freestanding bath. A private driveway provides ample parking and there is a single garage.

The gardens to the property are a particular feature, with extensive lawns as well stocked flowerbeds with an abundance of plants, trees and shrubs. There is a paved court yard area which is perfect for al fresco dining and there are many places around the gardens in which to sit and relax.

Properties of this calibre in such a fabulous rural location are very rarely available on the open market, hence an appointment to view is recommended without reservation.

Study

9'2"x5'7"

with double glazed window and radiator

FIRST FLOOR

Landing

with two double glazed windows and radiator

Master Bedroom

14'1"x9'2" +

Bathroom

having roll top bath, w.c., wash hand basin, tiled walls, fridge freezer and radiator

Bedroom 2

14'1"x12'6" (max)

with built in wardrobes, double glazed window and radiator

Bedroom 3

12'6"x6'3" +

Jack and Jill Bathroom

with double shower, w.c., wash hand basin and velux window'

Council Tax

Council Tax Band - The Council Tax Band is E

Water Meter Status

We are advised by the vendor that the property does not have a water meter.

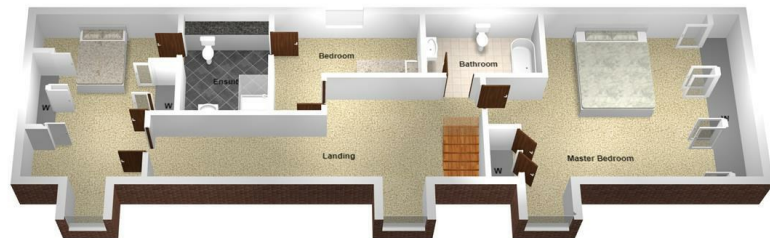
Disclaimer 1

Kimmitt & Roberts Estate Agents Ltd gives notice that these particulars have not been checked and verified by the current owner. Therefore, they should not be assumed to be accurate until further verification.



Kimmitt & Roberts Estate Agents -
Seaham
 16 North Terrace
 Seaham
 County Durham
 SR7 7EU
 0191 581 3213

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	78
	EU Directive 2002/91/EC	



First Floor



Ground Floor

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