



12 Beadnell Drive , Seaham, SR7 7WG

Offers Over £199,950



Kimmitt & Roberts are excited to offer to the open market this spacious semi detached family home situated on the ever popular East Shore Village estate of Seaham. The property occupies a fine position upon a generous plot boasting generous South facing rear garden as well as a double driveway and garage. Accommodation comprises entrance lobby, refitted wc, living room, refitted kitchen/dining room, landing, three bedrooms with fitted wardrobe to master and refitted contemporary bathroom. The property has been maintained and improved to a very high standard by the current owners boasting new double glazed windows, composite entrance door and new boiler - all completed within the last year. Early viewings are highly recommended and cannot fail to impress.

Entrance Lobby

composite entrance door, radiator and laminate flooring

Wc



refitted white suite comprising low level wc, vanity wash basin, ladder radiator, tiled flooring, PVC panelling to walls and ceiling with inset spot lighting and extractor fan

Living Room

13'5" x 13'1" (4.10m x 4.00m)



laminate flooring, two radiators, stairs to first floor and window



Kitchen/Dining Room

16'8" x 8'2" (5.10m x 2.50m)



Refitted wall and base units with high gloss finish and integrated handle doors with metro tiled splash backs, one and half ceramic sink and drainer unit with mixer tap, integrated electric oven and hob with stainless steel extractor hood, integrated fridge and freezer, integrated dishwasher, integrated microwave, space for dining table, radiator, laminate flooring, inset spot lighting, window and french doors to South facing rear garden





Landing

cupboard and loft access hatch with loft ladder to partially boarded loft.

Bedroom One

9'6" x 8'10" (2.90m x 2.70m)



fitted wardrobe, radiator and window

Bedroom Two

10'5" x 8'2" (3.20m x 2.50m)



radiator and window

Bedroom Three

8'6" x 7'6" (2.60m x 2.30m)



radiator, laminate flooring and window

Bathroom

7'6" x 5'10" (2.30m x 1.80m)



refitted contemporary white suite comprising L shape bath with glazed shower screen and mains waterfall shower, combined low level wc and wash basin vanity unit in high gloss, ladder radiator, under floor heating, LED colour changing strip lighting, tiled walls and flooring, LED mirror with de mister function and bluetooth speaker, inset spot lighting, extractor fan and window

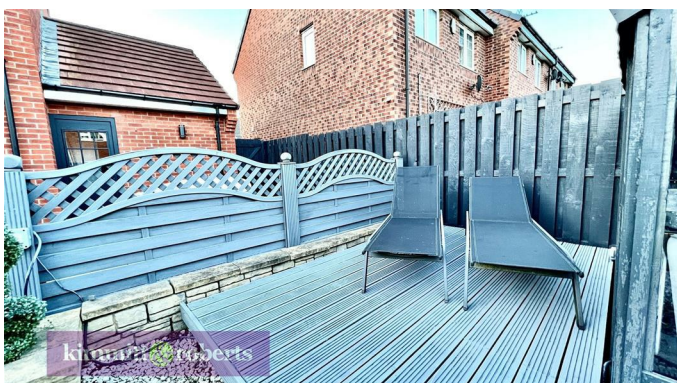




Exterior



Front lawned garden with double tarmac driveway with block paved edging leading to single garage and gate to rear. The rear South facing garden comprises full width paved patio area, artificially turfed garden, gravelled areas, two decked seating areas either side of a summer house.



Water Meter Disclaimer

We are advised by the vendor that the property does have a water meter.

Council Tax Band

The Council Tax Band is B

Interest Declaration

An interest is declared under the estate agents act 1979.

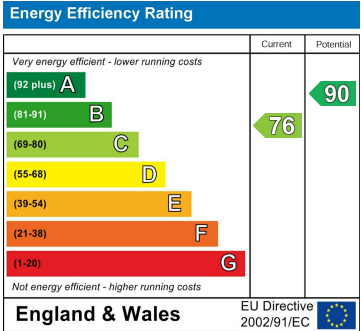
Floor Plan



Area Map



Energy Efficiency Graph



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