

*7 Beadnell Drive*

Seaham SR7 7WG

**kimmitt & roberts**



**£179,950**

7 Beadnell Drive

, Seaham, SR7 7WG

*We are delighted to offer for sale this well presented refitted and improved three bedroom end link home on the ever popular development of East Shore Village. The property is nestled in this popular cul-de-sac and will appeal to families, couples and first time buyers alike. It briefly comprises of entrance porch, ground floor cloaks/WC, sumptuous lounge with staircase to the first floor and a refitted kitchen/dining room. On the first floor you will find a landing leading to three good sized bedrooms and a refitted, well equipped family bathroom. Externally to the front lies a driveway leading to the garage. The rear benefits from an enclosed south facing lawned garden with additional decked areas all accessed via French doors from the kitchen.*



### Entrance Vestibul

with entrance door and radiator

### Cloak/W.C.

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

### Lounge

13'1" x 12'9" (4.0m x 3.9m)  
with double glazed window, radiator and staircase leading to first floor

### Kitchen/Diner

16'4" x 7'10" (5.0m x 2.4m)  
with wall and base units with contrasting worktops and preparation surfaces, gas hob, electric oven, stainless steel sink unit, extractor fan, double glazed window, radiator, laminate flooring and double glazed french doors leading to rear of property



### First Floor





**Landing**  
with loft access hatch

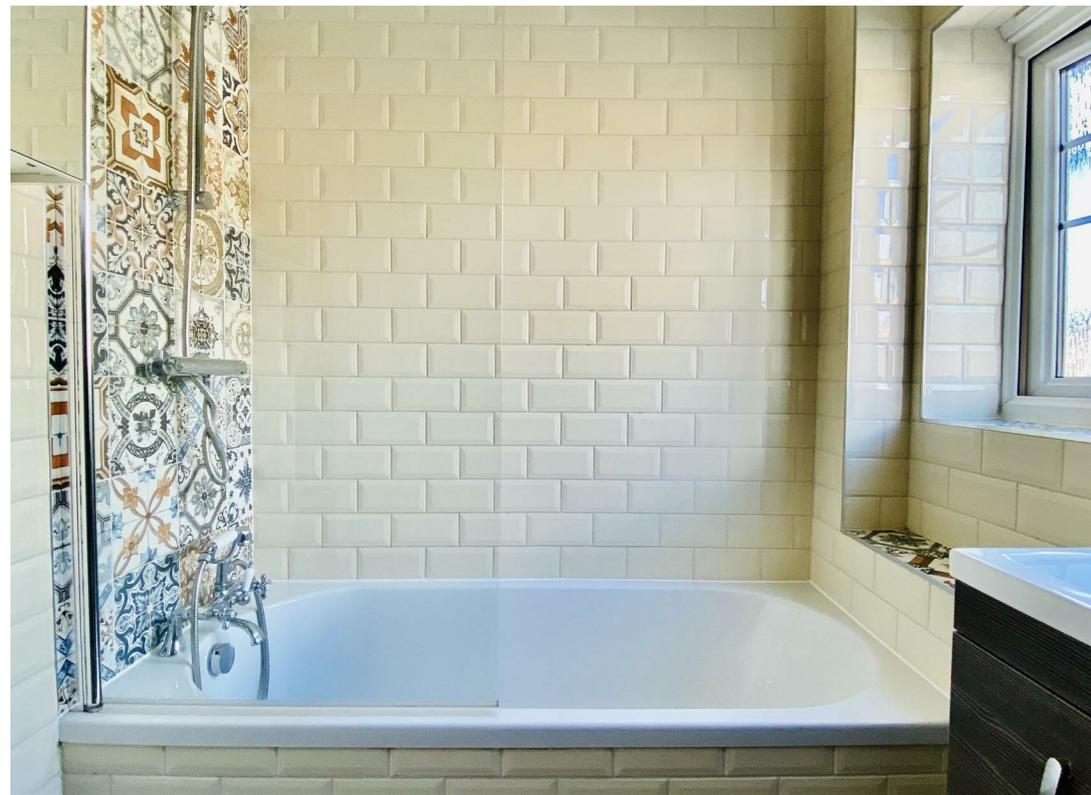
**Bedroom 1**  
9'6" x 8'2" (max) (2.9m x 2.5m (max))  
with built in wardrobes, double glazed window and radiator



**Bedroom 2**  
10'2" x 8'2" (3.1m x 2.5m)  
with double glazed window and radiator

**Bedroom 3**  
8'2" x 7'6" (2.5m x 2.3m)  
with double glazed window and radiator

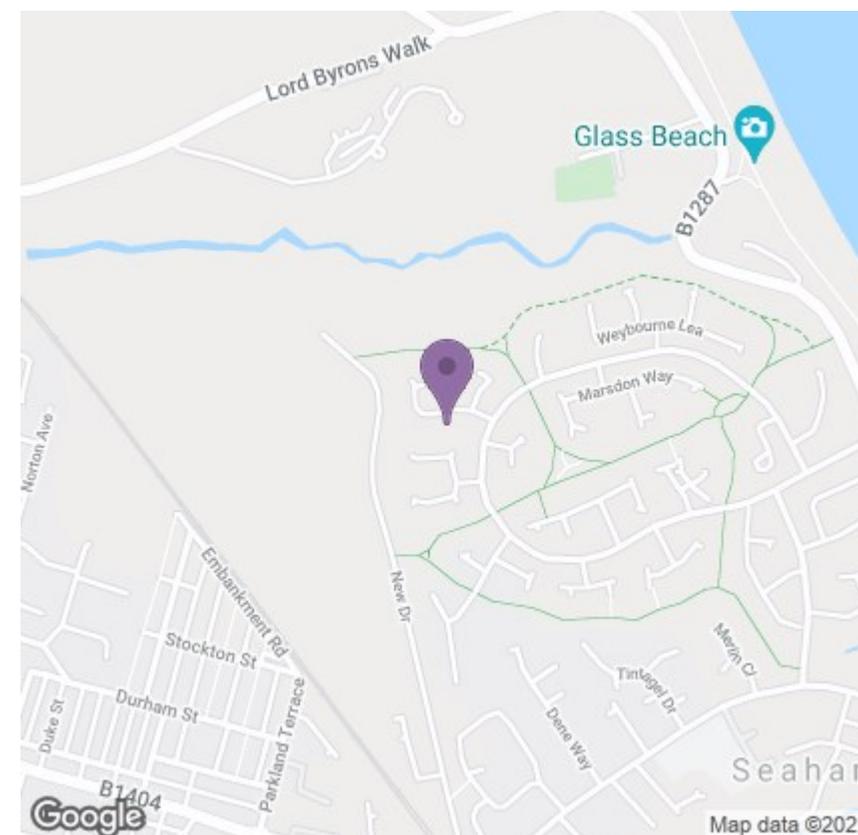
**Bathroom**  
having panel bath with over shower, w.c., wash hand basin, tiled walls, tiled floor, double glazed window and heated towel rail



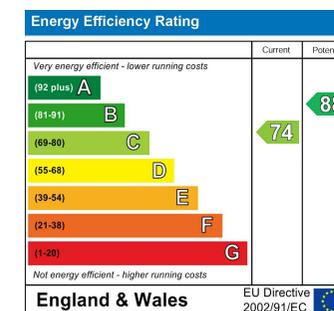
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Kimmitt & Roberts - Seaham Office on 0191 581 3213 if you wish to arrange a viewing appointment for this property or require further information.

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**Kimmitt & Roberts - Seaham**

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