

3 Trinity Court

Seaham SR7 7AS

kimmitt&roberts

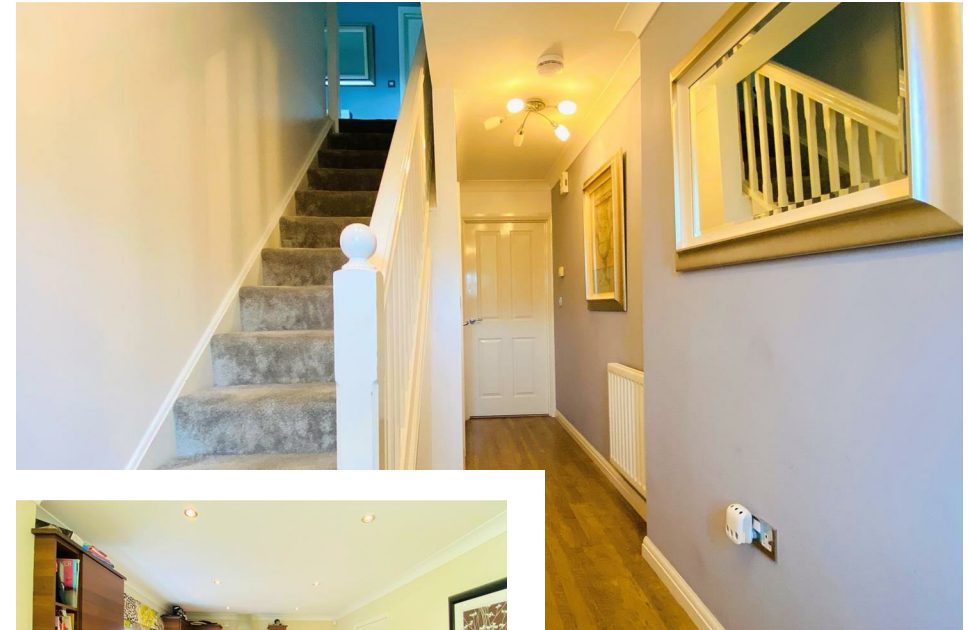
- Impressive Four Bedroom Detached Home
- Exclusive 'Dene House Road' Position
- Close to Sea Front and all local amenities
- Rarely Available - VIEW QUICK!
- EPC Rating: C



£339,950

3 Trinity Court

This "top of the range" 4 bed detached home ticks all of the boxes. Generous four bedroom accommodation, an outstanding 'Dene House Road' position, close to local school and train station, and a realistic price combine to make this a tempting purchase for those seeking genuine quality on this premier street. It stands upon a pleasant site, there is an ample drive to the front



Entrance Vestibule

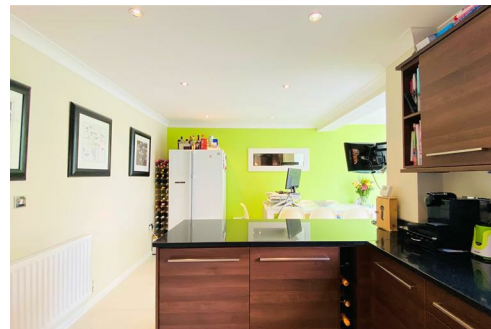
with entrance door and staircase leading to first floor

Lounge

15'5" x 11'1" (+ bay)
with double glazed bay window

Cloak/W.C.

with w.c., wash hand basin, radiator and extractor fan



Kitchen/Diner

20'8" x 9'10"
with wall and base units with contrasting worktops, gas hob, electric oven, dishwasher, double glazed window tiled flooring and opening to





and an integral single garage. The internal accommodation is thoughtfully designed, beautifully presented and extended. Design features include a spacious living room, and extended open plan kitchen / living / dining room. There are four excellent bedrooms, the master bedroom having an ensuite to supplement the family bathroom. This home comes with our highest recommendations.

Living Room

15'1" x 11'1"

with velux windows and double glazed french doors leading to rear of property

Utility

with base units, stainless steel sink unit, double glazed window, door to side and door to garage

First Floor

Landing

with built in storage cupboard and loft access hatch

Bedroom 1

11'1" x 10'5" (+ robes)

with built in wardrobes and double glazed window

Ensuite Bathroom

having stand alone shower, w.c., wash hand basin, double glazed window and radiator

Bedroom 2

12'9" x 11'1"

with double glazed window and radiator

Bedroom 3

10'2" x 9'6" (+ robes)

with built in wardrobes, double glazed window and radiator

Bedroom 4

9'10" x 8'10" (+ robes)

with built in wardrobes, double glazed window and radiator

Bathroom

having panel bath, w.c., wash hand basin, double glazed window and radiator



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	86
(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		EU Directive 2002/91/EC



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