

# 3 Trinity Court

Seaham SR7 7AS

**kimmitt & roberts**

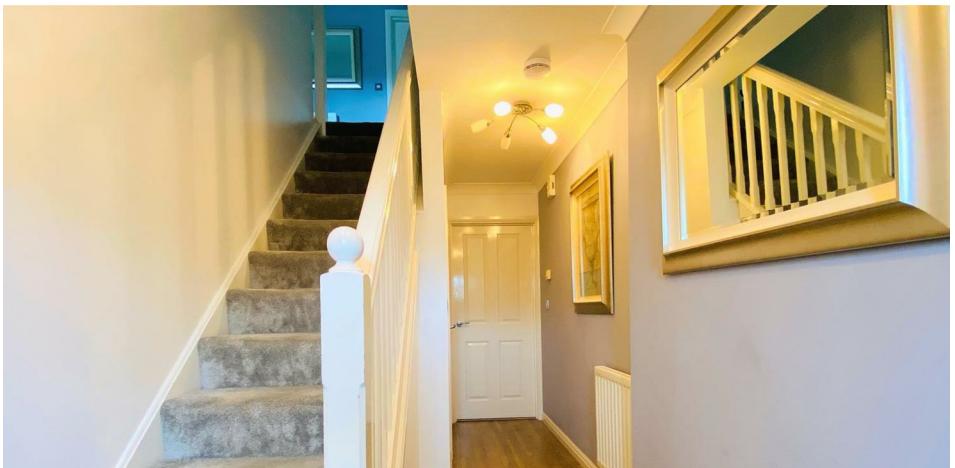
- Impressive Four Bedroom Detached Home
- Exclusive 'Dene House Road' Position
- Close to Sea Front and all local amenities
- Rarely Available - **VIEW QUICK!**
- EPC Rating: C



**£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

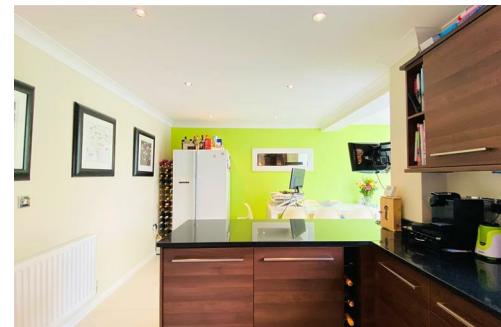
with entrance door and staircase leading to first floor

## 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 en-suite 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**

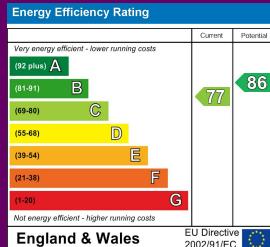
9'10" x 8'10" (+ robes)  
with built in wardrobes, double  
glazed window and radiator

#### **Bathroom**

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



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