



## 4 bed detached house to buy in

Ambridge Way, Seaton Delaval, Whitley Bay, Northumberland, NE25 0PY

# £339,950

 x4  x2  x1

Tenure

**Freehold**

## Property features

- ✓ Fantastic garden!
- ✓ En suite
- ✓ Utility room and w/c
- ✓ Garage and driveway
- ✓ EPC Rating B

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

Well located within the sought-after Wheatfields Estate in Seaton Delaval, this beautifully presented detached home offers both style and practicality in equal measure. Boasting four generously sized bedrooms, including a principal suite complete with a modern en suite, this property is ideal for families seeking contemporary living with plenty of flexibility.

Step inside to discover immaculate interiors throughout, set off by elegant window shutters in the stunning open plan kitchen and dining area—perfect for family gatherings and entertaining friends. The well-proportioned ground floor also features a utility room and a handy ground floor W/C, providing all the comforts for busy modern life.

Step through the french doors to the lovely rear garden, where a patio area invites alfresco dining or a quiet coffee on a summer's morning. With side access and plenty of greenery, this space is perfect for children and pets to enjoy.

Parking is always easy with a double driveway in addition to a secure garage, which provides internal access for convenience and peace of mind. The whole property benefits from thoughtful attention to detail and sits in excellent condition throughout.

Seaton Delaval offers a fantastic community atmosphere, and easy access to local amenities and reputable schools. For commuters, Seaton Delaval train station is close by, ensuring a straightforward journey into Newcastle city centre or further afield.

Properties on the Wheatfields Estate are highly desirable and very popular with families.

Arrange a viewing today to experience everything this superb home has to offer.

Council Tax Band: D

Tenure: Freehold

Price: £339,950

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Entrance hallway



## Living Room



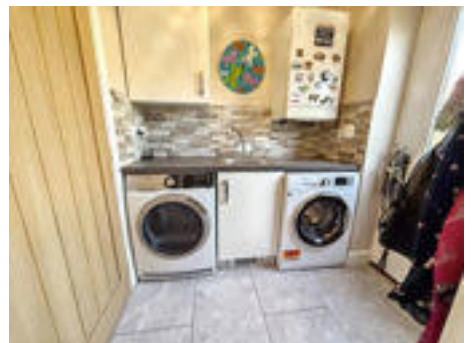
## Kitchen/diner



## Alternate image



## Utility room



## W/C



## Landing

## Bedroom 1



## En suite



## Bedroom 2



## Bedroom 3



## Bedroom 4



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## Bathroom

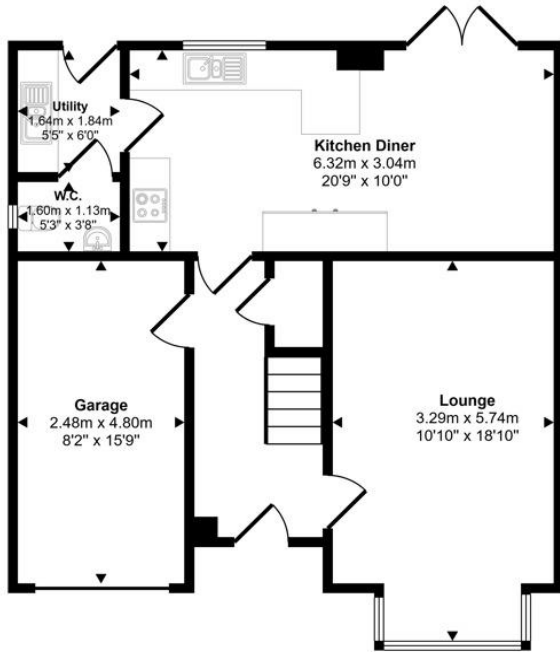


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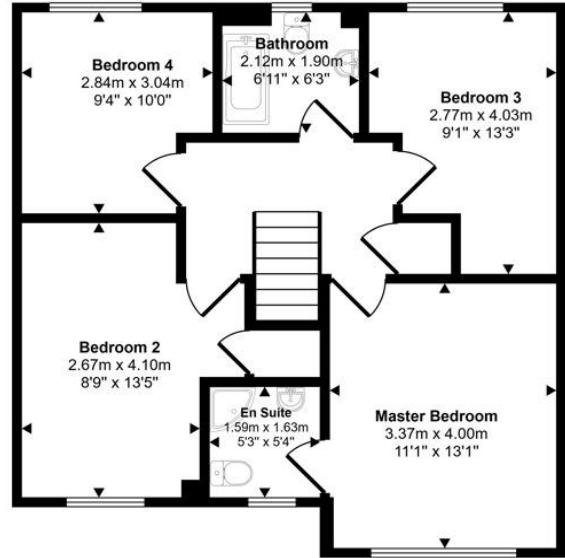
## External



Approx Gross Internal Area  
126 sq m / 1360 sq ft



Ground Floor  
Approx 65 sq m / 701 sq ft



First Floor  
Approx 61 sq m / 659 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		92
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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