

BRUNTON

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Ilderton Crescent

Seaton Delaval, NE25 0FH

FOUR BEDROOM - DETACHED - IMMACULATELY PRESENTED

Brunton residential are delighted to bring to market this gorgeous four bedroom, family home located in Seaton Delaval. A stunning detached property situated in the popular coastal area of Whitley Bay offering easy access to local amenities and schools.

Offers Over £320,000

23 Ilderton Crescent

Seaton Delaval, NE25 0FH



Accommodation briefly comprises of: Entrance hallway offering a large open space with access to a reception room/snug area, across the hall there is an extremely generous size lounge with windows to the front, leading on from here you will find a superb size Kitchen/dining area with integrated appliances and coordinated cupboards and worktops with great practicality for entertaining, the kitchen offers a fantastic area for a breakfast bar and offers patio doors leading out to the rear gardens, as you move into the dining area section of the kitchen you have additional access to the gardens through another set of patio doors. To complete this floor there is a WC for convenience and a great size storage situated underneath the staircase.

The first floor landing offers an excellent generous space for the master bedroom fully complete with a perfect en suite. There is a further three fantastic size bedrooms with ample space for bedroom furniture. A gorgeous family bathroom finishes this floor perfectly offering a built in shower/bath.

Externally, to the front of the property there is a large, well kept lawned town garden with pathway access to the home and a large driveway with access to a detached garage to the side. To the rear of the property there is an excellent size private garden consisting of a range of paved areas with small fencing leading onto a fantastic size lawned area surrounded by fenced boundaries for that additional privacy.

For more info and to book your viewing please call our sales team on 0191 2368347.

ON THE GROUND FLOOR

Hallway

Lounge

18'3" x 12'5" (5.57m x 3.81m)

Snug

9'1" x 10'11" (2.77m x 3.34m)

Kitchen/Diner

18'0" x 30'8" (5.48m x 9.35m)

WC

Garage

Landing

Bedroom

13'3" x 12'6" (4.04m x 3.81m)

En-suite

Bedroom

11'0" x 11'0" (3.36m x 3.35m)

Bedroom

10'10" x 11'0" (3.29m x 3.35m)

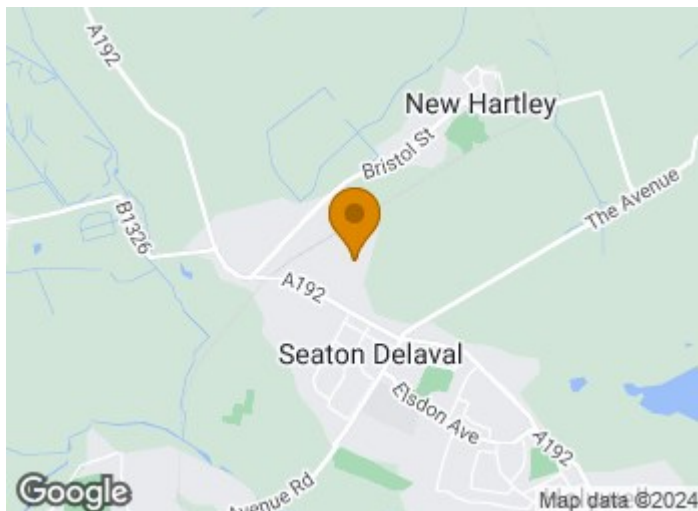
Bedroom

8'7" x 11'3" (2.61m x 3.44m)

Bathroom

Disclaimer

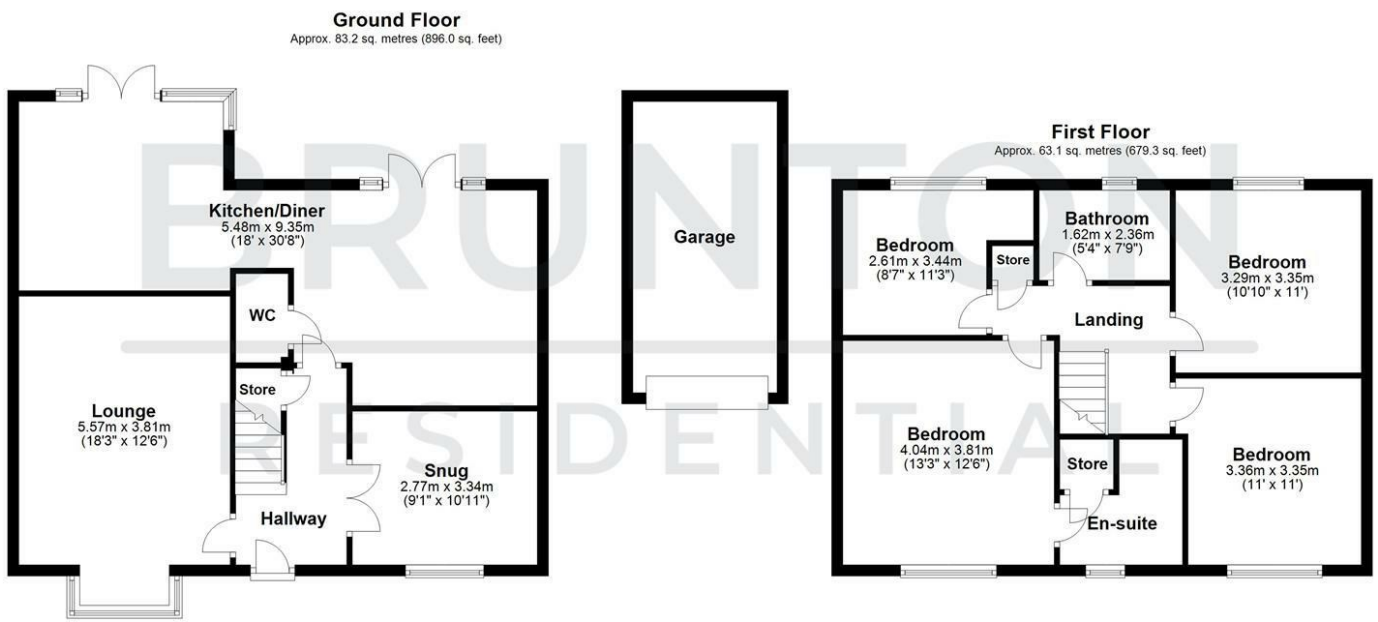
ON THE FIRST FLOOR



- FOUR BEDROOM
- TWO RECEPTION ROOMS
- COASTAL AREA
- GARAGE
- DETACHED
- 360 VIRTUAL TOUR
- EXCELLENT CONDITION
- FRONT AND REAR GARDENS
- SOUGHT AFTER LOCATION



Floor Plan



Total area: approx. 146.3 sq. metres (1575.3 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	79	88	England & Wales
	EU Directive 2002/91/EC		