

FOR
SALE

68 DENHAM DRIVE, SEATON DELAVAL NE25 0JY
£249,950



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS & CONSERVATORY
- MODERN BREAKFASTING KITCHEN
- CONTEMPORARY BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING FOR UP TO TWO CARS
- BEAUTIFUL REAR GARDEN
- EPC RATING C

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VESTIBULE

RECEPTION ROOM
17'6 x 13'11

RECEPTION ROOM
10'9 x 8'7

CONSERVATORY
9'3 x 8

BREAKFASTING KITCHEN
18'1 x 8'1

LANDING

BEDROOM
11'8 x 9'4

BEDROOM
11'6 x 8'7

BEDROOM
8'9 x 7'7

BATHROOM WC
8'9 x 5'5

GARAGE
17 x 8'7

FRONT GARDEN

REAR GARDEN

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Situated in the popular residential location of Denham Drive, Seaton Delaval, this lovely three bedroom semi detached house offers generous accommodation, a superb layout and a modern, well-presented interior. An ideal home for a range of buyers, it combines bright and spacious living areas with excellent outdoor space.

Seaton Delaval is a popular Northumberland village, ideally placed for access to the North East coastline, with Whitley Bay, local beaches and amenities all within easy reach. The area also offers excellent road links for commuting, making it a convenient and desirable location for families and professionals alike.

A vestibule opens into the light and spacious front facing reception room, featuring stairs to the first floor, a feature fireplace and is open plan to the second reception room. This versatile space has doors leading through to both the kitchen and conservatory. The bright and airy conservatory enjoys views over the garden and has doors opening onto the rear.

The modern breakfasting kitchen is fitted with a good range of units, contrasting worktops and useful under cabinet lighting. Integrated appliances include an eye level double oven, electric hob, extractor hood, fridge freezer, dishwasher and washing machine. Further doors provide direct access to the rear garden.

To the first floor are three light and airy bedrooms, with the principal bedroom benefiting from fitted wardrobes. Completing the accommodation is a contemporary and beautifully appointed family bathroom, featuring a walk-in rainfall shower, vanity wash basin and integrated WC.

Externally, the property boasts an attractive front garden, driveway parking for two cars and an attached garage. To the rear is a beautiful, well-established garden with lawn, mature shrubs and a paved patio, creating an excellent space for relaxing and entertaining.

A superb home in a sought-after Northumberland location, this property is sure to appeal to a wide range of buyers.

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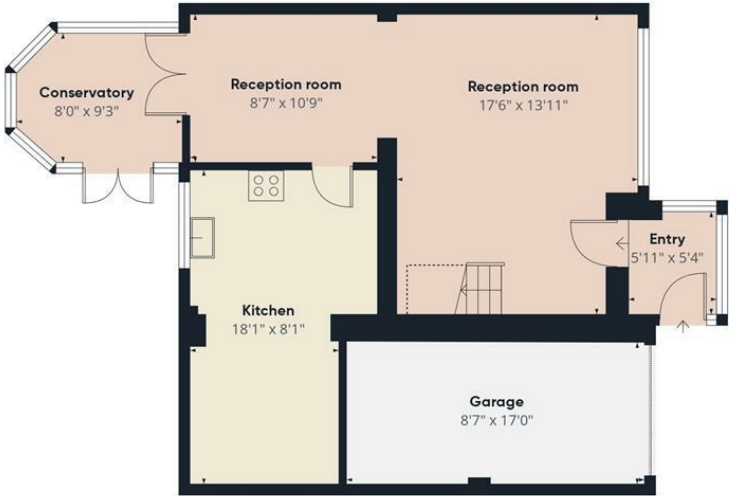
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1123 ft²
Reduced headroom
14 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY



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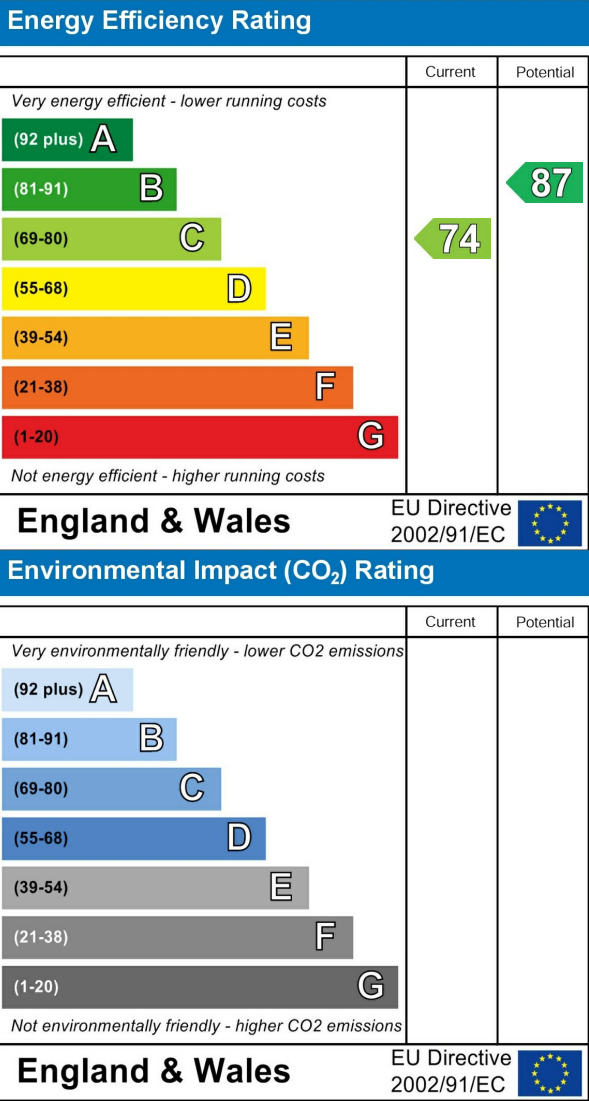
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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