SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Millbank Close

SEAHAM, SR7 0GA

OFFERS IN THE REGION OF

£650,000

4 BEDROOMS · 2 BATHROOMS · 2 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Millbank Close, Seaham

OFFERS IN THE REGION OF £650,000 · FREEHOLD

Signature North East is delighted to welcome to the market this exceptional four-bedroom detached luxury stone-built property, uniquely self-built and offering a private and secure lifestyle. Nestled in the charming town of Seaham, this exquisite home enjoys a prime location just a short stroll from Seaham Hall Beach. It's an ideal setting for families, with Seaham High School conveniently situated behind the property, ensuring easy access for students. The area is well-served by local amenities, and Seaham Train Station offers effortless connections to destinations like Whitby, Hexham, and the Metrocentre.

Upon entering the property, you are welcomed by a central hallway that leads to a large, stylish W.C. The journey begins with the spacious living room, bathed in natural light from a large window and enhanced by a bespoke ceiling feature, adding a touch of elegance. The heart of the home is the open-plan kitchen/dining/family area, featuring a stunning central island with seating for four and ample space for a dining table. The kitchen boasts attractive wall and base units complemented by sleek countertops, while integrated appliances including a fridge, oven, microwave, induction hob, and wine chiller add a touch of modern luxury. Bi-fold doors seamlessly connect the indoor and outdoor spaces, inviting you to enjoy the beautifully landscaped rear garden. A striking built-in fireplace in the family area and a unique ceiling feature further elevate this stylish and contemporary space. Adjacent to the kitchen is a large utility room with additional rear access. Throughout the home, solid wood fire doors add to the overall quality and safety.
Ascending to the first floor, you will discover four generously sized bedrooms, each capable of comfortably accommodating a double bed and furnishings. Bedrooms 1 and 2 offer ample storage with built-in wardrobes, while the master bedroom boasts a luxurious en-suite featuring a walk-in shower, W.C., and hand basin. Completing this floor is a trendy and luxurious bathroom, featuring a freestanding bathtub, walk-in shower, hand basin, and W.C. The loft area is expansive, fully boarded, and compliant with fire regulations, providing an excellent opportunity for potential development, subject to planning permission.

Externally, this property offers a substantial garden with a large lawn and ample patio space, perfect for outdoor furniture and enjoying the sea views, which are guaranteed to remain unobstructed due to the adjacent school playing field. The plot, approximately the size of half a football pitch, offers ample space for various outdoor activities. The property is extremely secure, with an electric gate at the front and a massive driveway capable of accommodating up to 20 cars. Additionally, there is a double-level double garage with loft space above, providing further storage or development potential.

Furthermore, the property comes with live permission for a business to run out of the cabin on the land. There is also planning permission for another house, a mirror image of the existing property, offering an excellent investment or expansion opportunity.





KEY FEATURES

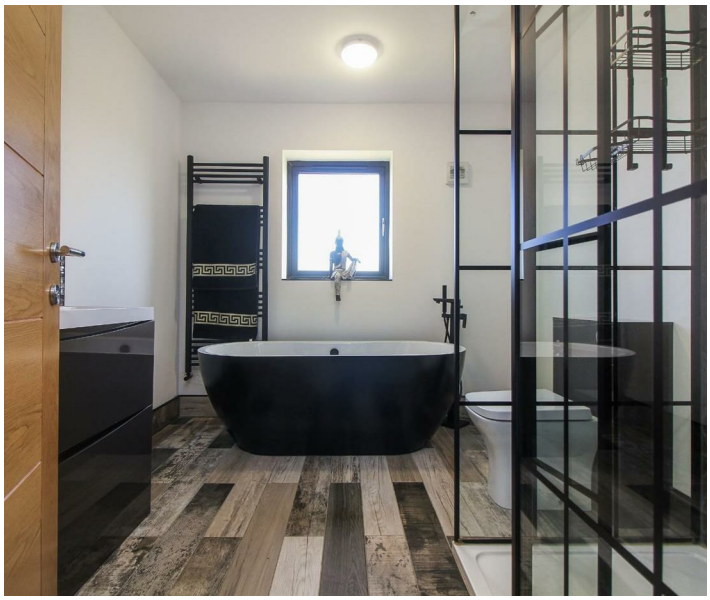
- Four-bedroom detached stone-built home
- Self-built luxury property
- Open-plan kitchen/dining/family room
- Living room with bespoke ceiling
- Driveway for up to 20 cars
- Double-level double garage
- Planning for a second house
- Short walk to Seaham Hall Beach

- Council Tax Band E
- EPC Rating B









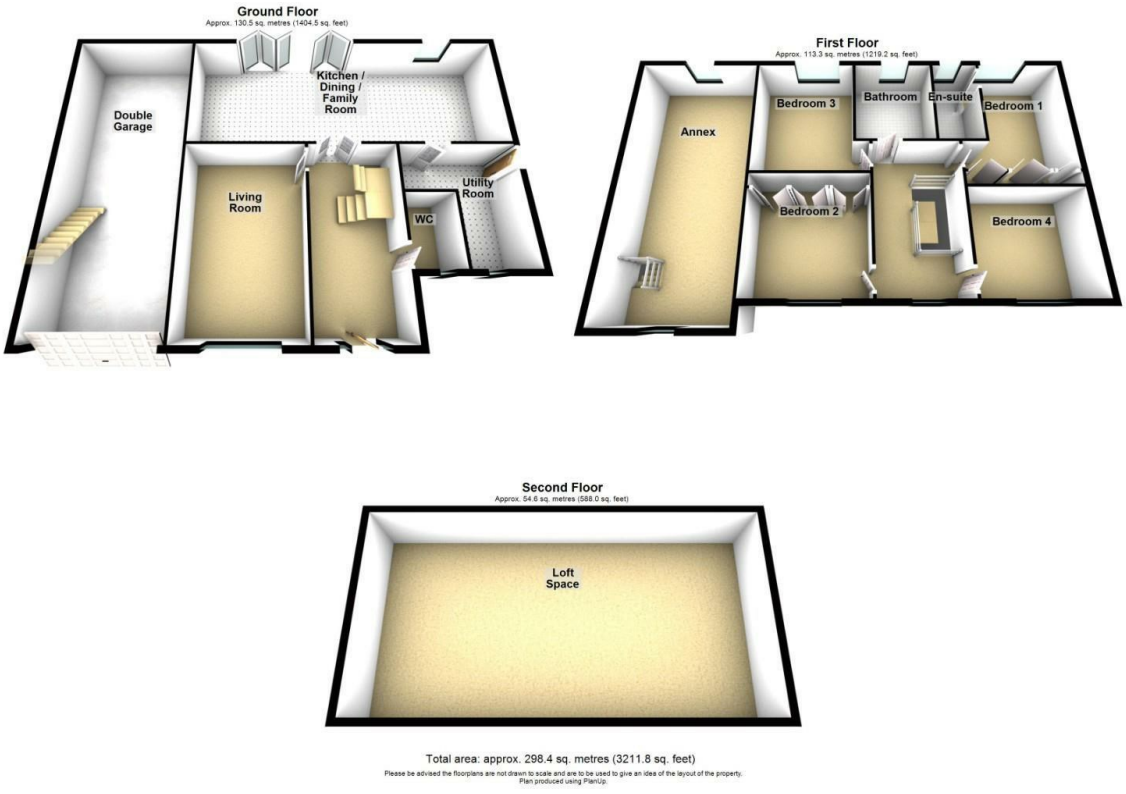


ACCOMMODATION

Room Dimensions

Living Room	5.78 x 3.72 (18'11" x 12'2")
Kitchen / Dining / Family Room	10.25 x 3.81 (33'7" x 12'5")
Utility Room	3.84 x 3.58 (12'7" x 11'8")
WC	2.25 x 1.49 (7'4" x 4'10")
Bedroom One	4.5 x 3.58 (14'9" x 11'8")
En Suite	2.64 x 1.48 (8'7" x 4'10")
Bedroom Two	3.72 x 2.7 (12'2" x 8'10")
Bedroom Three	4 x 3.72 (13'1" x 12'2")
Bedroom Four	3.58 x 3.28 (11'8" x 10'9")
Bathroom	2.64 x 2.55 (8'7" x 8'4")

FLOOR PLAN



CREATING MOVES, BUILDING RELATIONSHIPS,
Exceeding Expectations

WEARESIGNATURE.CO.UK · OPEN 24/7

SIGNATURE
NORTH EAST

These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.