SIGNATURE

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CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Wheatfields

SEATON DELAVAL, WHITLEY BAY, NE25 0PZ

OFFERS OVER

£400,000

4 BEDROOMS · 2 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

Wheatfields, Seaton Delaval

OFFERS OVER £400,000 · FREEHOLD

Signature North East are delighted to welcome this impressive four-bedroom detached property to the market, ideally located within the desirable town of Seaton Delaval on Wheatfields. Offered with no onward chain, this fantastic home enjoys a great location in close proximity to the beautiful coastline and is set within a vibrant community offering a range of amenities, including shops, cafés and parks. The area benefits from excellent road links via the A192 and A19, allowing for easy travel to surrounding towns, alongside superb public transport connections with a nearby bus stop and the new railway link to Newcastle less than a minute's walk away. Well-regarded local schools further enhance its appeal, making this an ideal choice for families.

Upon entering, you are welcomed into a central hallway which also provides access to a convenient W.C. The spacious living room is situated to the front of the property, offering ample space for a range of furnishings and benefitting from a large bay window that fills the room with natural light. To the rear, you will find an impressive open plan kitchen, dining and family room, a beautifully bright space featuring bi-fold doors opening onto the garden and skylights above the dining area. The room comfortably accommodates a dining table as well as living furniture, creating a versatile family and entertaining space, and benefits from new flooring throughout. The kitchen itself offers a wealth of space with attractive wall and base units, complemented by sleek worktops and a central island with seating for casual dining. Integrated appliances include an oven, hob and fridge freezer. This space leads through to a useful utility room, which also provides external access.





KEY FEATURES

- Four-bedroom detached home in the desirable area of Seaton Delaval, offered with no onward chain
- Excellent location near the coast with great amenities, transport links & schools nearby
- Modern open-plan kitchen, dining & family area with bi-fold doors, skylights & central island
- Principal bedroom with en-suite
- Generous rear garden with decking
- Driveway parking, garage & EV charging point

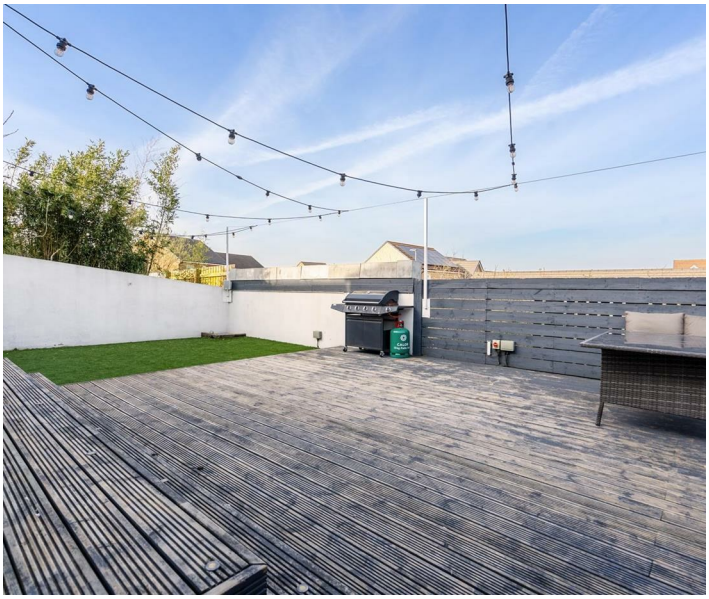
- Council Tax Band E
- EPC Rating C






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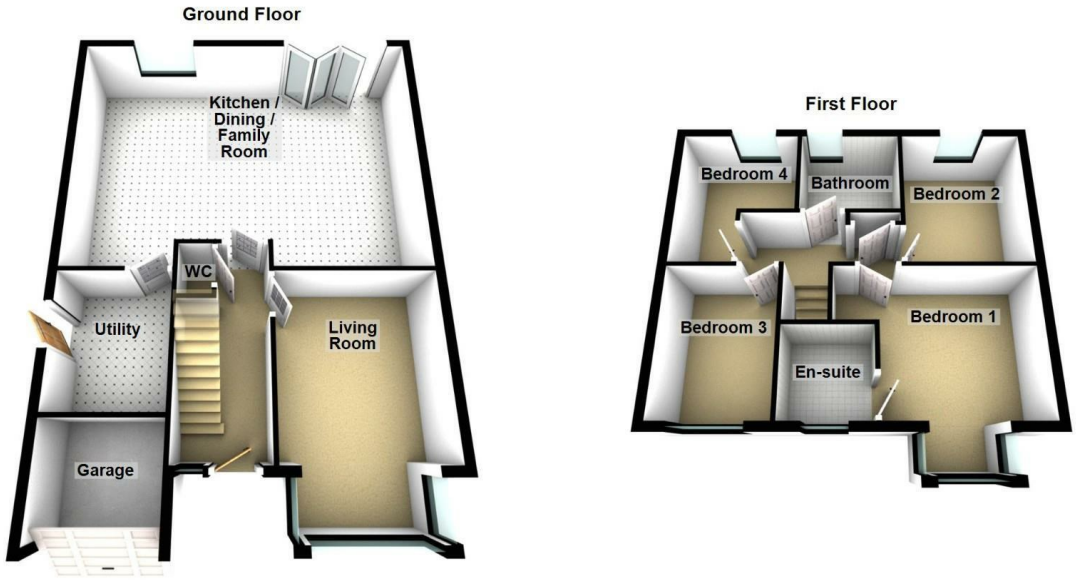


ACCOMMODATION

Room Dimensions

Living Room	3.71 x 3.27 (12'2" x 10'8")	En Suite	1.86 x 1.76 (6'1" x 5'9")
Kitchen / Dining / Family Room	5.78 x 7.65 (18'11" x 25'1")	Bedroom Two	3.17 x 2.84 (10'4" x 9'3")
WC	0.7 x 1.19 (2'3" x 3'10")	Bedroom Three	3.27 x 2.42 (10'8" x 7'11")
Utility	2.79 x 2.33 (9'1" x 7'7")	Bedroom Four	3.17 x 2.55 (10'4" x 8'4")
Bedroom One	3.26 x 3.27 (10'8" x 10'8")	Bathroom	1.96 x 2.19 (6'5" x 7'2")

FLOOR PLAN



Total area: approx. 129.2 sq. metres (1390.3 sq. feet)

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