

*New Drive*

Seaham SR7 7BX

**kimmitt&roberts**



**£299,950**



*New Drive*

, Seaham, SR7 7BX

*Superbly presented and deceptively spacious we are pleased to offer for sale this immaculate three bedroom bungalow well positioned within this highly regarded and much sought after area. Benefits include two reception rooms, UPVC double glazed conservatory, spacious re-fitted kitchen, en-suite shower room to bedroom one, substantial gardens, gas combi central heating and UPVC double glazing. Internal inspection essential. Highly recommended.*



## Entrance Hall

### Lounge

14'1" x 10'5" (max + bay) (4.3m x 3.2m (max + bay))  
with double glazed bay window, radiator and laminate flooring

### Bedroom 2

10'5" x 9'10" (+ robes) (3.2m x 3.0m (+ robes))  
with built in wardrobes, double glazed window, radiator and laminate flooring

### Bedroom 1

10'9" x 9'6" (+ robes) (3.3m x 2.9m (+ robes))  
with built in wardrobes, double glazed window, radiator and laminate flooring

### Ensuite Bathroom

having stand alone shower, w.c., wash hand basin, tiled walls, tiled floor and double glazed window







### **Dining Room**

13'1" x 13'1" (max) (4.0m x 4.0m (max))  
with radiator, double glazed french doors leading to

### **Conservatory**

13'1" x 10'9" (max) (4.0m x 3.3m (max))  
being fully double glazed with double glazed french doors leading to rear of property

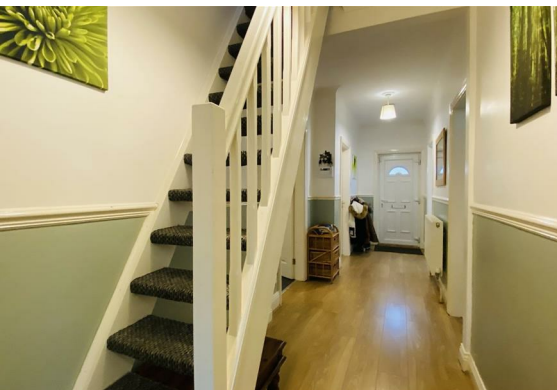


### **Bedroom 3**

9'6" x 9'2" (2.9m x 2.8m)  
with double glazed window and radiator

### **Bathroom**

having stand alone shower, w.c., wash hand basin, tiled walls, tiled floor, heated towel rail and double glazed window

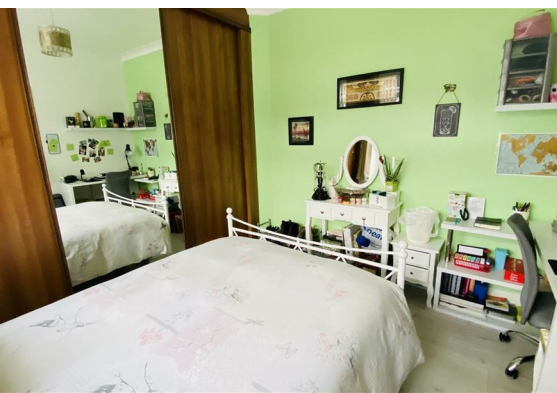


### **Kitchen**

13'5" x 8'2" (4.1m x 2.5m)  
with wall and base units with contrasting worktops, free standing oven and hob, stainless steel sink unit

### **Loft Room**

with two velux windows



### **Disclaimer**

Kimmitt & Roberts Estate Agents Ltd gives notice that these particulars have not been checked and verified by the current owner. Therefore, they should not be assumed to be accurate until further verification.

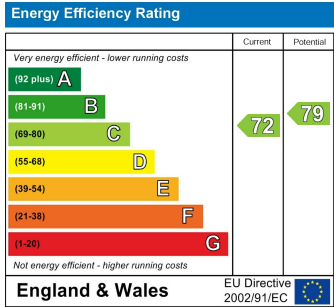
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Kimmitt & Roberts - Seaham Office on 0191 581 3213 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.