

*17 Alder Grove*

Seaham SR7 7RT

**kimmitt&roberts**



**£215,000**



## 17 Alder Grove

, Seaham, SR7 7RT

*A Superb Example of its type! We have pleasure in offering this extended and improved 4 bedroom house occupying a pleasant position in what is recognised as one of Roseberry Park's better streets.*

*The property has been extended and improved and provides superb accommodation which briefly comprises: entrance hall, cloaks/wc, lounge, kitchen/dining room and conservatory. On the first floor there are four bedrooms, along with a ensuite to the master bedroom and family bathroom/wc. It has gardens to the front and rear, with the rear offering a good degree of privacy and seclusion. There is also a drive for car parking and a garage.*

*Roseberry Park is conveniently situated close to a range of local shops and amenities which are available close by, with a more comprehensive range of shopping and recreational facilities and amenities available within Seaham Town Centre which lies close by. Seaham is also well placed for access to the Dalton Park Shopping Outlet and is well placed for commuting purposes lying adjacent to the A19 Highway which provides good road links to other regional centres.*

**Entrance hall**  
with entrance door, laminate flooring, radiator and staircase leading to first floor

**Cloak/W,C,**  
with w.c., wash hand basin, radiator and extractor fan

**Lounge**  
13'9" x 10'9" (+ bay) (4.2m x 3.3m (+ bay))  
with double glazed bay window and radiator

**Kitchen/Diner**  
10'5" x 6'10" + 11'9" x 9'6" (3.2m x 2.1m + 3.6m x 2.9m)  
with wall and base units with contrasting worktops and preparation surfaces

**Utility Room**  
with wall and base units, plumbing for automatic washing machine and double glazed door leading to rear of property







### **Conservatory**

13'5" x 12'9" (max) (4.1m x 3.9m (max))

Being fully double glazed with double glazed doors leading to rear of property

### **First Floor**

#### **Landing**

with built in storage cupboard and access to loft

#### **Bedroom 1**

12'1" x 10'5" (+ bay) (3.7m x 3.2m (+ bay))

with double glazed bay window

#### **Ensuite Bathroom**

with stand alone shower, w.c., wash hand basin, double glazed window and radiator

#### **Bedroom 2**

9'10", 13'1" x 6'6", 16'4" (3.4m x 2.5m)

with double glazed window and radiator

#### **Bedroom 3**

8'2" x 7'10" (2.5m x 2.4m)

with double glazed window and radiator

#### **Bedroom 4**

8'2" x 6'2" (+ robes) (2.5m x 1.9m (+ robes))

with built in wardrobes, double glazed window and radiator

#### **Bathroom**

having panel bath, w.c., wash hand basin, tiled walls, radiator and double glazed window



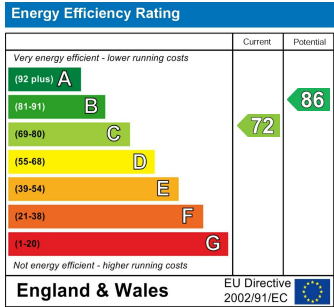
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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