









This significantly extended, four double bedroom semi-detached house, enjoys a wonderful, generous garden, spacious rooms and a well-appointed interior. Internally the immaculate accommodation includes a hall with staircase to the first floor, cloakroom/wc, lounge with bay window and double doors leading through to a dining room that in turn connects through to a delightful conservatory that overlooks the delightful garden. There is a modern 21ft breakfasting kitchen, fitted with an excellent range of units, an island, breakfast bar and French doors to the garden. On the first floor there is a superb master bedroom with a modern en-suite bathroom, three further double bedrooms and a contemporary family bathroom. Externally there is a block-paved driveway to the front, providing off street parking facilities, an integral garage and to the rear an exceptional garden, laid mainly to lawn with a decked area and established planting. The property occupies a superb cul-de-sac position, ideally placed for easy access to Sea Road shopping facilities, local schools, the coastline and transport connections including Seaburn Metro Station. We highly advise arranging a detailed inspection in order to fully appreciate the location, well-proportioned accommodation and outstanding garden this most impressive home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via central arched feature double doors to

Entrance Hall



There is a staircase to the first floor with under stairs storage cupboard, radiator and doors connecting off to the lounge, dining room and inner lobby.

Lounge 13'3" into bay x 11'8" into alcove



Double glazed bay window to the front, radiator, feature fireplace with gas fire and glazed double doors leading through to the dining room.

Dining Room 12'1" into bay x 11'8" into alcove



Double glazed central French door to the conservatory, there is a radiator and a feature fireplace with gas fire.

Conservatory 8'11" x 8'7"



Double glazed French door leading out onto the decked area and double glazed windows providing a pleasant aspect over the garden.

Inner Lobby



With a built in cloaks cupboard and doors to both the WC and breakfasting kitchen.

Cloakroom/WC



With a low level WC and a wash hand basin, there is a chrome ladder style radiator and a double glazed bow window.

Breakfasting Kitchen 21'10" x 9'8"



A spacious and impressive room fitted with a range of units with work surfaces over, there is a matching feature island with work surfaces over, units below and a 1 1/2 bowl sink and drainer unit, there is a radiator, space has been provided for the inclusion of a range style cooker and an American style fridge freezer as well as a washing machine, there is a double glazed French door to the rear garden and two double glazed bow windows to the rear, there is a door to the garage.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



With doors leading of to the four bedrooms and family bathroom.

Bedroom 1 9'4" not inc robes x 13'3" into bay



With a double glazed bay window to the front, radiator, fitted wardrobes and a door to the en suite.

En Suite



A modern en suite bathroom with a low level WC, pedestal

wash hand basin and panel bath there is a double glazed bow window to the front, tiled floor with under floor electric heating and tiling around the bath.

Bedroom 2 13'1" into bay x 11'8"



With a double glazed bay window to the rear and a radiator.

Bedroom 3 10'11" x 8'9"



With a double glazed bow window to the front and a radiator.

Bedroom 4 13'2" x 7'10"



Double glazed window to the rear and a radiator.

Family Bathroom



A spacious and contemporary bathroom with low level WC, wash hand basin, panel bath and a step in shower cubicle with mains fed shower, there is a chrome ladder style radiator and a double glazed bow window.

Outside



There is a generous block paved drive to the front providing off street parking and access to the garage, whilst to the rear there is a wonderful mature garden laid mainly to lawn a with a decked area and established planting, there is also a cold water supply and external power point in the rear garden.

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MAIN ROOMS AND DIMENSIONS

Garage 14'4" long x 11'1" wide

The garage is accessed via remote control roller door, there is a wall mounted boiler, garage benefits from power lighting and water supply, there is a doubler glazed door to the side of the property and a internal door to the breakfasting kitchen. Also features a electric car charging port.

Council Tax Band

The Council Tax Band is Band C

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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Important Notice Part 2

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Sea Road Viewings

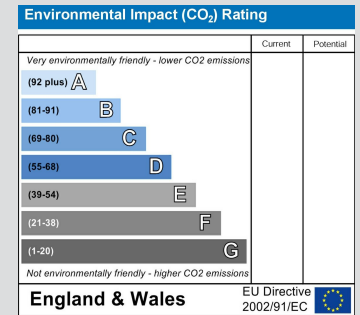
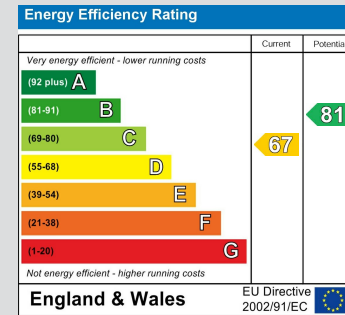
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

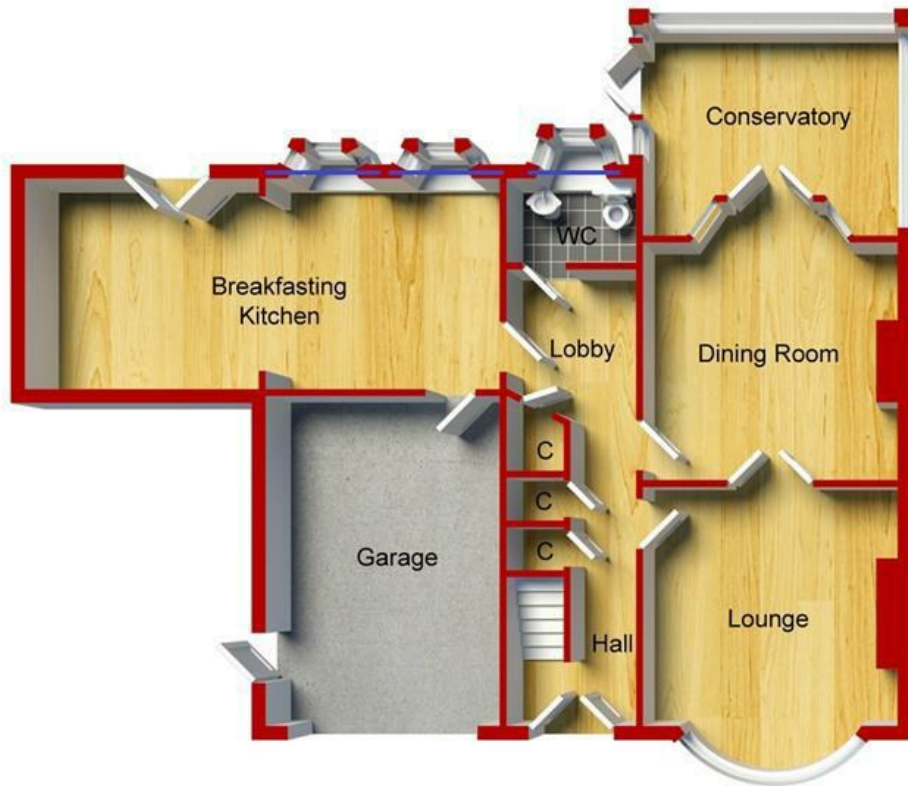
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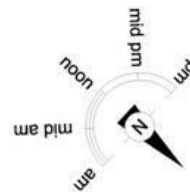


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Ground Floor
Approximate Floor Area
(69.62 sq.m)



First Floor
Approximate Floor Area
(63.18 sq.m)

21 Melbury Court