



6 Bedrooms

Holbrook & Co is delighted to offer for sale this exceptional modern family home in Boulmer Lea, set within the highly desirable East Shore Village in Seaham. This beautifully presented six-bedroom, five-bathroom property provides spacious coastal living with excellent access to local schools, shops, key transport routes, and the stunning seafront just moments away.

The ground floor boasts an inviting open-plan kitchen and dining area with bi-folding doors leading to an uninterrupted west-facing garden, perfect for sunset evenings. A cosy lounge, separate utility room, and a versatile additional room - ideal as a playroom, office, gym, or snug space to complete this level as well as ground floor W/C.

The first floor offers a superb master bedroom, a second bedroom with a generous en-suite, a large family bathroom, and a Jack-and-Jill bathroom shared between two further bedrooms. The second floor features two additional single bedrooms/potential office spaces, one with its own en-suite.

Externally the property benefits from a garage and off street parking providing parking for multiple vehicles.

Located within a friendly coastal community, this is a rare opportunity to secure an outstanding home in East Shore Village.

Boulmer Lea
Seaham, Durham, SR7

Offers in the region

£580,000

EPC Rating: C



Ground Floor

Reception Room:

5.28 x 4.07

With multi-fuel stove, radiator, double glazed windows, carpet flooring, part panelled walls and wall lights

Kitchen/Dining Room:

8.93 x 6.64

With a range of wall and base units, kitchen island, double glazed windows, gas stove and cooker, extractor fan, composite sink with tap, tiled splash back, spotlights over the wash basin, wooden flooring and bi-folding doors leading to the rear.

Utility Room:

1.94 x 3.49

wood flooring, door leading to the rear, wall and base units.

1st Floor

Bedroom 1:

6.22 x 3.66

built in wardrobes, two double glazed windows, king sized bed layout, carpeted flooring, radiator, built in storage cupboard.

Bathroom:

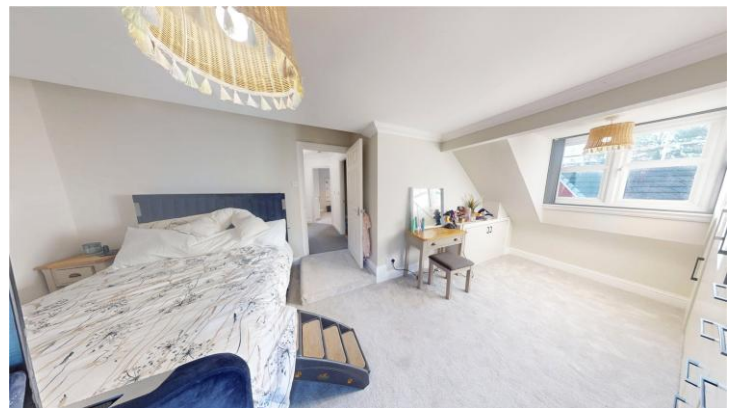
2.76 x 1.96

Partly tiled wall, wooden flooring, wash basin, w/c, shower, corner bath tub, towel radiator

Bedroom 2:

4.14 x 3.45

Built in wardrobes, double glazed window, double bed layout, carpeted flooring, radiator, exclusive access to en suite



For additional information and full photo gallery please visit www.holbrookandco.co.uk



En suite:

1.59 x 2.82

Two opaque windows, wash basin, W/C, towel radiator, corner bath tub, shower, partly tiled

Bedroom 3:

3.19 x 4.3

Access to Jack and Jill shower room, carpeted, double glazed window, radiator, double bed layout.

Jack and Jill Washroom:

1.57 x 2.35

Opaque window, partly tiled, W/C, shower, towel radiator, wash basin

Bedroom 4:

2.96 x 3.45

Access to Jack and Jill shower room, carpeted, double glazed window, double bed layout.

2nd Floor

Office/Bedroom 5:

3.11 x 5.12

Double glazed window, skylight, carpeted flooring, radiator, spotlights, single bed layout.

En Suite:

1.58 x 1.37

Extractor fan, wash basin, tiled shower, wooden flooring, towel radiator, W/C.



Bedroom 6:

3.11 x 3.48

Double glazed window, skylight, carpeted flooring, radiator, spotlights, single bed layout.

Disclaimer :

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Material information :

The following information should be read and considered by any potential buyers prior to making a transactional decision.

SERVICES:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

WATER METER- No

PARKING ARRANGEMENTS: DRIVEWAY/Garage

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

Tenure - Freehold

Viewing - By appointment through Holbrook & Co





For additional information and full photo gallery please visit

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract