



4 Bedrooms

Holbrook Estate Agents are delighted to offer for sale this immaculate detached family home, superbly positioned on the highly desirable Starling Way within Seaham Garden Village, Seaham.

Built in 2024 and finished to an impressive standard throughout, this outstanding property perfectly combines modern design, stylish interiors, and generous living space, making it ideal for contemporary family living. The ground floor welcomes you with a bright and inviting entrance hall, leading to a spacious lounge, a versatile family room/snug, convenient cloakroom and a stunning open-plan kitchen and dining area with additional island breakfast bar perfect for both everyday living and entertaining, with ample natural light creating a warm and sociable space.

Upstairs, the property boasts four well-proportioned bedrooms, including a superb master bedroom with en-suite facilities, alongside a sleek and modern family bathroom.

Added benefit of having Solar Panels making it one of the most efficient properties available.

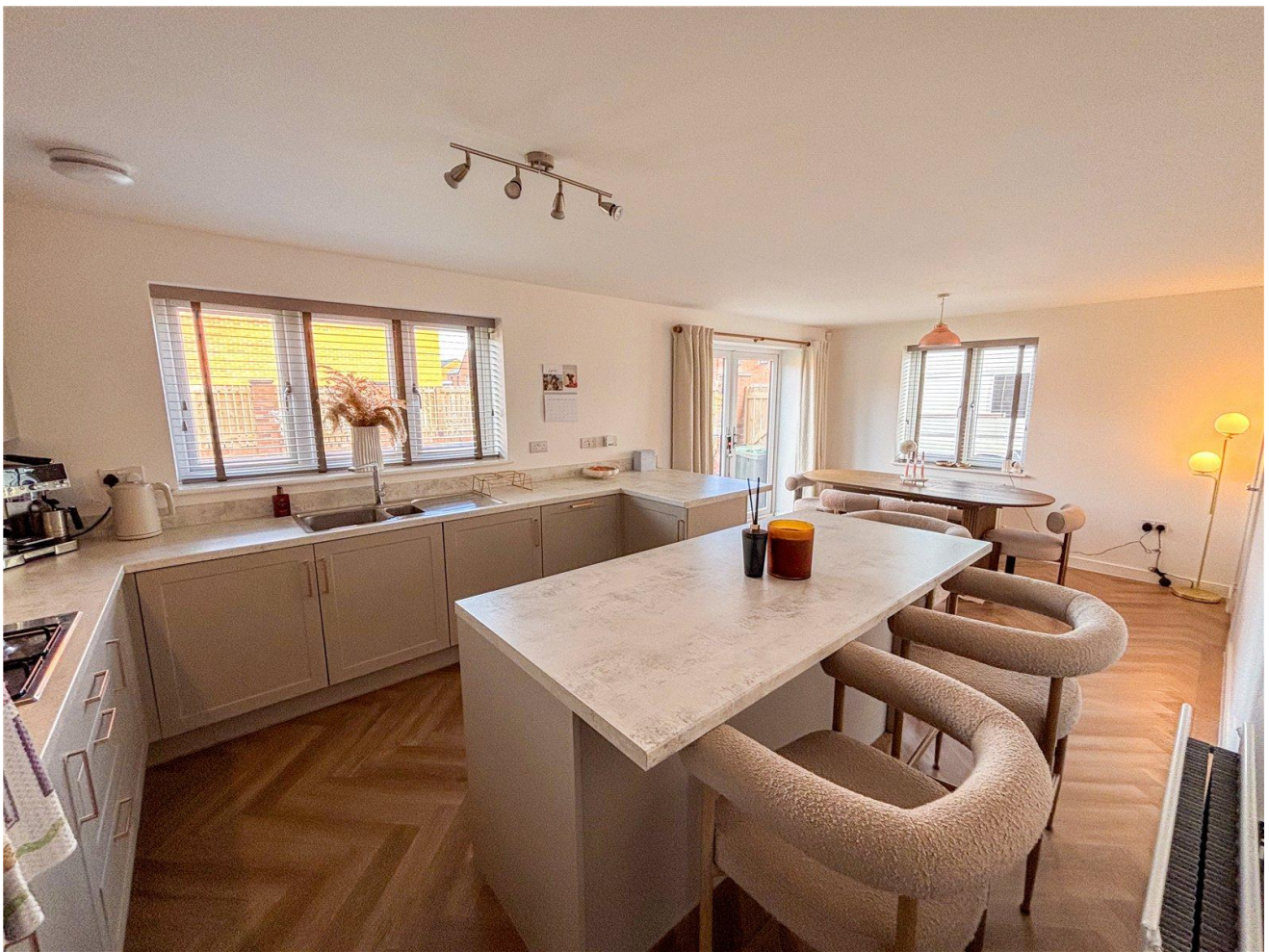
Asking Price:

£380,000

EPC Rating: A

Starling Way

Seaham Garden Village, County
Durham, SR7



Location:

Starling Way is in Seaham Garden Village, near Seaham, County Durham. A new-build residential development in a semi-rural village environment mostly detached and semi-detached homes.

Everyday essentials, schools & healthcare and leisure facilities are all close at hand.

Directions:

From Seaham town centre (around Church Street / Byron Place). Head west on the A182 (Station Road / New Seaham Road). Continue straight for about 1–1.5 miles.

At the roundabout, take the exit toward Seaham Garden Village / A19. Follow signs into Seaham Garden Village.

Turn into the estate and follow internal roads to Starling Way.

Entrance Hall:

Composite entrance door, under stair storage cupboard, LVT flooring, radiator.

Cloakroom:

1.55 x 1.07

LVT flooring, w/c, hand basin.



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



Lounge:

4.09 x 4.10

3-Part walk-in double-glazed bay window, blinds, radiator, carpet.

Study/Family Room:

3.42 x 2.61

2 Double-glazed windows, radiator, carpet.

Kitchen:

3.96 x 3.48

2 Double-glazed windows, full range of base and wall units, island with wine cooler and seating for 3, worktops and matching upstands, electric oven, gas hob, chrome chimney extractor with chrome splashback, integrated fridge/freezer, integrated dishwasher, LVT flooring, radiator.

Utility Room:

1.76 x 2.12

Composite door, base and wall units, LVT flooring, gas boiler, space for washing machine and dryer.

Dining Room:

3.48 x 2.83

Double-glazed window and French doors leading to rear garden, LVT flooring, radiator.

First Floor

Landing:

Loft entrance, built-in storage cupboard, radiator, carpet.

Master Bedroom:

3.41 x 3.53

Double-glazed window, radiator, carpet.

En-suite:

1.76 x 2.04

Double-glazed window, corner shower cubicle with bar shower, tiled shower area, tiled floor, wall-hung hand basin, w/c.

Bedroom 2:

3.30 x 3.48

Double-glazed window, full range of fitted wardrobes, radiator, carpet.

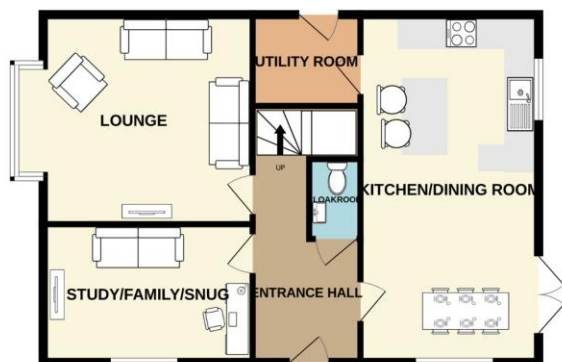
Bedroom 3:

3.39 x 2.42

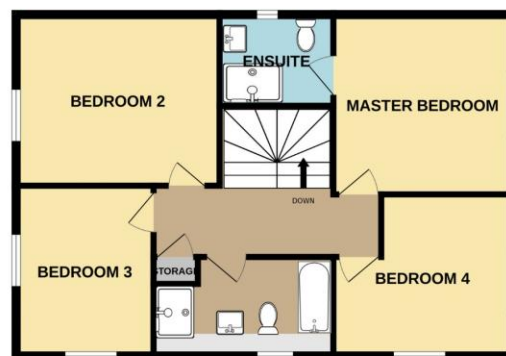
2 Double-glazed windows, radiator, carpet.



GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 1419 sq.ft. (131.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A	95 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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