



Islestone Drive Seahouses

Situated in a quiet cul-de-sac location consisting mostly of detached bungalows, Islestone Drive is the perfect location for a peaceful retreat on the Northumberland Coast in North Sunderland, next to the popular Harbour fishing village of Seahouses and just over 3 miles from Bamburgh. This spacious stone bungalow has a wonderful well-stocked mature garden that enjoys a sunny aspect and can be appreciated from the conservatory off the kitchen at the rear. The accommodation is spacious and well maintained throughout, and there are fitted wardrobes and cupboards in all the bedrooms as well as storage in the hall and rear lobby. The central hall leads to the three bedrooms (master with ensuite), lounge, and dining kitchen. From the kitchen there is a small rear hall with access to storage space, a separate W.C., and a garage that includes a utility area, electric roller garage door and access out to the rear garden. The central heating system is oil fuelled with radiators and the windows are all double glazed. This fantastic bungalow is available with no chain and available to view now.

Guide Price: **£375,000**

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10 Islestone Drive

Seahouses NE68 7XB

PORCH

Double glazed window and door | Coving to ceiling | Glazed door to hall

HALL

Radiator | Coving to ceiling | Loft access hatch (part boarded) with pull down ladder | Doors to lounge and storage cupboard

LOUNGE 16' 10" x 12' 8" (5.13m x 3.86m)

Double glazed windows to front and side | Radiator | Fire surround with marble inset and hearth incorporating electric fire | Coving to ceiling



KITCHEN 16' 6" x 11' 7" (5.03m x 3.53m)

Fitted wall and base units | 1 ½ stainless steel sink and drainer | Fridge | Space for electric cooker | Space for dishwasher | Double glazed window to rear | Eyeball spotlights | Radiator | Karndean flooring | Part tiled walls | Door to conservatory | Rear lobby and hall

CONSERVATORY 12' 11" x 12' 0" (3.93m x 3.65m)

Double glazed window | Double glazed French doors | Laminate flooring | Wall lights | Electric sockets



REAR HALL

Doors to kitchen, garage, W.C | Double door storage cupboard |

W.C.

Double glazed frosted window to rear | W.C | Pedestal wash hand basin | Tiled walls

BEDROOM ONE 11' 9" x 11' 3" (3.58m x 3.43m)

Double glazed window to rear | Fitted wardrobes and cupboards | Door to ensuite



ENSUITE

Double glazed frosted window to side | W.C | Pedestal wash hand basin | Double shower cubicle with electric shower | Heated towel rail | fully tiled | Vanity light with shaver point

BEDROOM TWO 12' 8" x 9' 5" (3.86m x 2.87m)

Double glazed window to front | Fitted wardrobes | Radiator

BEDROOM THREE 9' 1" x 8' 6" (2.77m x 2.59m)

Double glazed window to front | Radiator

BATHROOM

Double glazed window to rear | Bath with hand-held shower attachment | W.C | Bidet | Pedestal wash hand basin | Extractor fan | Heated towel rail | Full tiled | Shaver point

GARAGE 19' 6" x 11' 11" (5.94m x 3.63m)

Electric roller door | Double glazed window to rear | Door to garden and rear hall | Sink unit | Space for washing machine and tumble dryer | Central heating boiler | Lighting and power

EXTERNALLY

To the front is a double driveway and a lawned garden | To the rear there is a patio with a shaped lawn and well stocked borders with flowers trees and shrubs | Garden shed and cold-water tap

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Oil Central Heating
- Broadband: Awaiting confirmation
- Mobile Signal Coverage Blackspot: No known issues
- Parking: Double drive leading to garage

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller’s letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

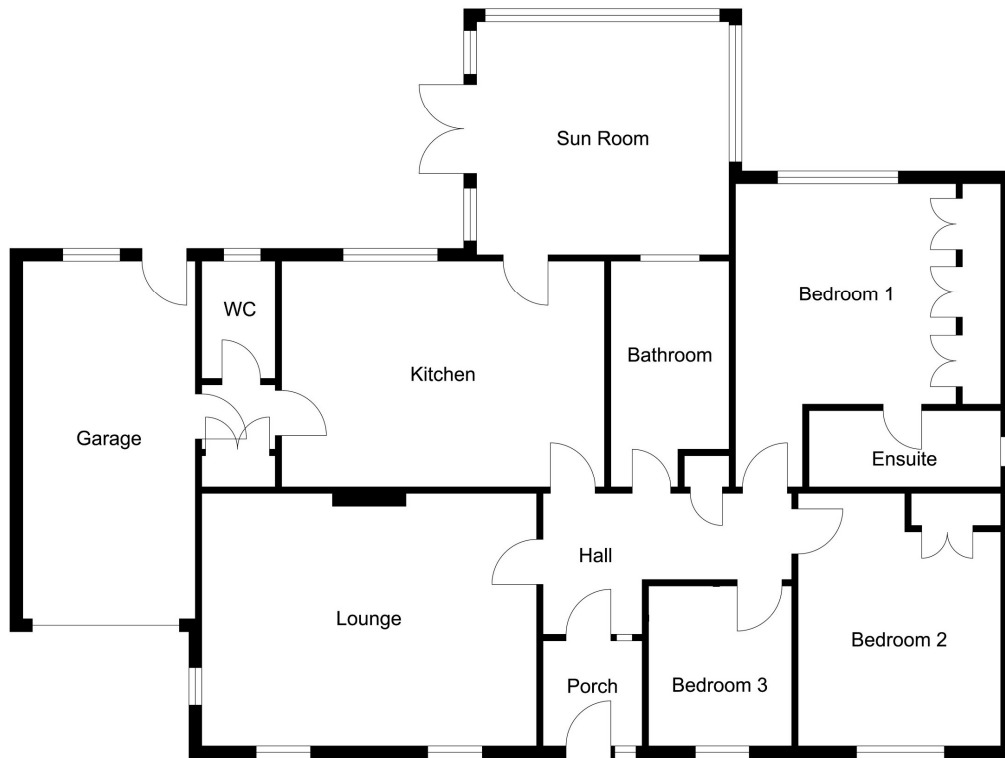
COUNCIL TAX BAND: E

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Version 1.0

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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