



## Franklin Drive Seaton Delaval

An outstanding, detached family home on this highly sought after modern development. Close to the recently operational train station, just two stops from the city centre, local schools, shops and bus routes. Positioned beautifully on the development, stylish, light and airy throughout with an impressive, large hallway, downstairs cloaks/w.c., access to the garage/utility area, separate dining room/family room to the front. The rear lounge overlooks and opens out to the fabulous garden area which boasts a desirable West facing garden, perfect for warmer days and evenings.

Contemporary, stylish kitchen with integrated appliances, first floor landing area, three double bedrooms, the principle, bedroom with stunning en-suite shower room, wonderful family bathroom with shower. The rear garden will certainly help you fall in love with this family home if you haven't already, with a sunny aspect, exceptional plot, decked patio, lawn and borders, gated access through to the front, double width driveway, EV charging point and garage.

# £300,000

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** a spacious, light and airy hallway with central, turned staircase up to the first floor, radiator and radiator cover, door to garage, door to:

**DOWNSTAIRS CLOAKS/W.C.:** pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, extractor fan

**DINING ROOM:** (front): 9'4 x 8'8, (2.84m x 2.64m), a superb front facing room with double glazed window, radiator, under-stair cupboard

**LOUNGE:** (rear): 11'9 x 11'7, (3.58m x 3.53m), beautifully presented lounge, filled with light and enjoying a westerly aspect, radiator and radiator cover, double glazed French doors out to the garden

**KITCHEN:** (rear): 10'7 x 8'5, (3.22m x 2.57m), a stunning, contemporary, family kitchen, incorporating a range of high gloss base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, plumbed for automatic washing machine, central heating boiler, brick effect tiling, plumbing for dishwasher, double glazed window, tile effect flooring, integrated fridge and freezer, double glazed door to side

**FIRST FLOOR LANDING AREA:** loft access, double glazed window

**BEDROOM ONE:** (front): 11'7 x 9'7, (3.53m x 2.92m), including depth of alcoves, radiator, double glazed window, door to:

**EN-SUITE SHOWER ROOM:** gorgeous en-suite shower room, comprising of, shower cubicle, electric shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled shower area, tiling to walls, tile effect flooring, radiator, double glazed window

**BEDROOM TWO:** (rear): 12'1 x 11'8, (3.68m x 3.56m), plus depth of alcove, radiator, double glazed window

**BEDROOM THREE:** (rear): 11'1 x 9'0, (3.38m x 2.74m), maximum measurements, excellent size third bedroom, radiator, double glazed window

**BATHROOM:** 8'9 x 6'0, (2.67m x 1.83m), stunning family bathroom, showcasing, bath with mixer taps, forest waterfall spray, pedestal washbasin, low level w.c. with push button cistern, chrome ladder radiator, extractor fan, double glazed window

**EXTERNALLY:** a wonderful, West facing rear garden with excellent proportions, lawned area, decked patio, gazebo, well stocked borders, feature gravelling. Driveway and garage to the front, EV charging point



**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains/Gas  
Broadband: Cable  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway/Garage/EV Charging point

**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.

**TENURE**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.  
Length of Lease: 250 years from 18.12.2015 remaining years 240  
Service Charge: £15.29 per month to be reviewed January 2026  
Building insurance: £23.45 per month to be reviewed December 2025  
Ground Rent: £53.53 6 monthly payable to Open Spaces

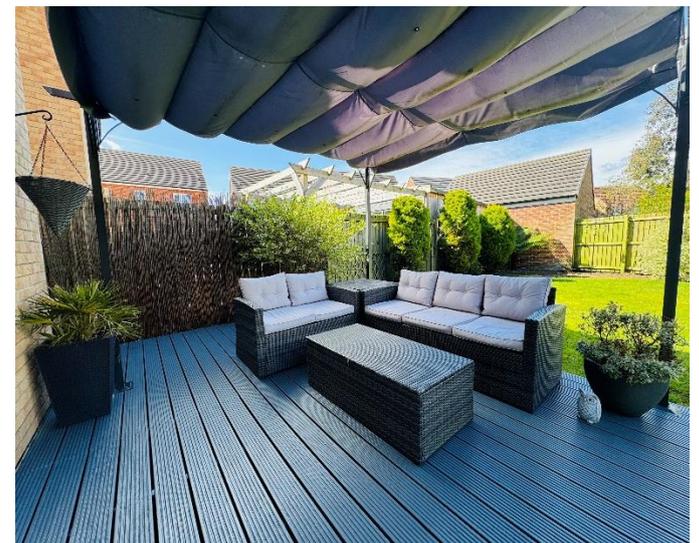
**COUNCIL TAX BAND: D**

**EPC RATING: B**

WB3063.AI.DB.11.04.2025 V.1

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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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