

### 3 bed detached house to buy in

Seaburn Avenue, New Hartley, Whitley Bay, Northumberland, NE25 0SD

# £275,000

🏠 x3 🚗 x1 🚪 x2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Detached Home.
- ✓ Three Double Bedrooms.
- ✓ Ample Rear Garden.
- ✓ Large Driveway And Garage.
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Beautifully Presented 3-Bedroom Detached Home | Church Fields, New Hartley

Located in a quiet spot at the rear of the popular Church Fields development, this immaculately maintained three-bedroom detached property offers modern family living in a peaceful yet well-connected setting. Completed in December 2024, the home is finished to a high standard throughout and ready to move straight into.

The ground floor features a welcoming entrance hallway, leading into a spacious open-plan living and dining area with dual-aspect windows and French doors opening to the rear garden. The stylish kitchen includes marble-effect worktops, shaker-style units, integrated appliances, and a separate utility area with access to a downstairs WC.

Upstairs are three well-proportioned double bedrooms. The principal bedroom benefits from a modern en suite shower room, while the second bedroom features built-in wardrobes. A contemporary family bathroom, finished in neutral tones, completes the first floor.

Externally, the property boasts a generous south-facing rear garden with patio area, lawn, and secure fencing—ideal for families or entertaining. To the front, there is a large paved driveway offering parking for multiple cars and access to a detached garage.

Church Fields is a desirable Barratt Homes development in New Hartley, offering easy access to local amenities, good schools, and excellent transport links to the city centre and coastal towns. This is a perfect opportunity for buyers seeking a stylish, move-in-ready home in a friendly, growing community.

Council Tax Band: C

Tenure: Freehold

Price: £275,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Open Plan Living/Dining Room

6.92m x 3.04m (22'8" x 9'11")

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## Kitchen

2.53m x 2.73m (8'3" x 8'11")

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## Utility

1.55m x 1.70m (5'1" x 5'6")

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## WC

0.89m x 1.69m (2'11" x 5'6")

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## Bedroom 1

4.32m x 2.75m (14'2" x 9'0")

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## En-Suite

1.39m x 2.03m (4'6" x 6'7")



## Bedroom 2

3.59m x 3.06m (11'9" x 10'0")



## Bedroom 3

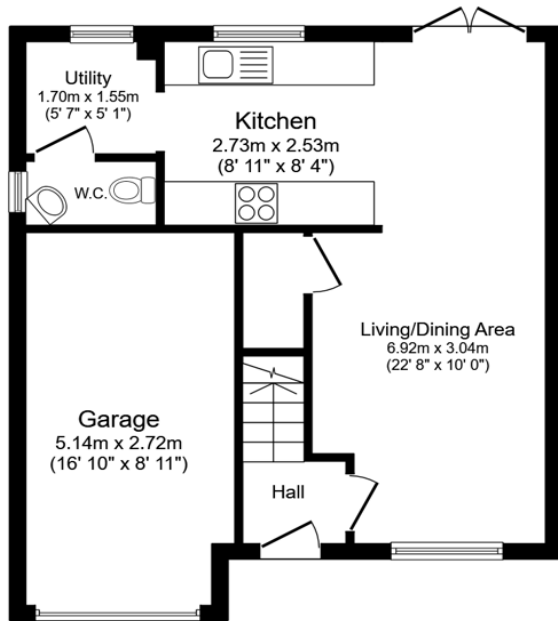
3.27m x 2.70m (10'8" x 8'10")



## Bathroom

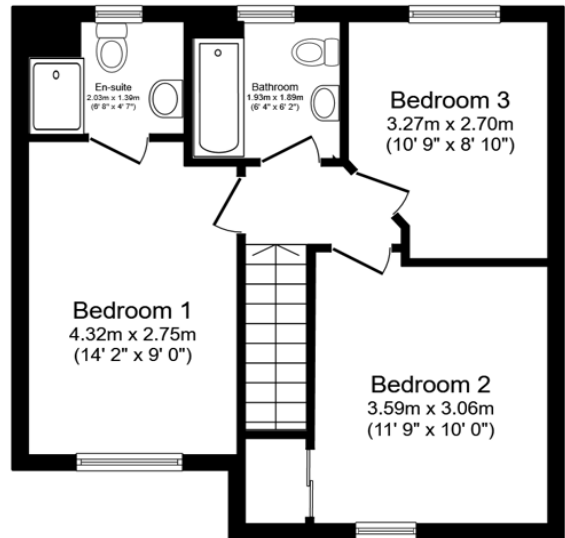
1.89m x 1.93m (6'2" x 6'3")





**Ground Floor**

Floor area 48.8 sq.m. (526 sq.ft.)



**First Floor**

Floor area 44.1 sq.m. (475 sq.ft.)

Total floor area: 92.9 sq.m. (1,000 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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