HOLBROOK & CO
ESTATE AGENTS



4 Bedrooms

Nestled in a desired neighbourhood in Easington, this charming and spacious detached 4-bedroom home offers a perfect blend of modern amenities and tranquil living.

The property boasts a bright and inviting interior, with large windows allowing natural light to flood the rooms. The spacious garden provides a peaceful retreat, ideal for outdoor relaxation and entertaining guests. The Orangery certainly adds that extra wow factor while enjoying the phenomenal views of our beautiful coast.

A garage offers convenient parking and storage space, along with the double driveway.

This well-maintained property is perfect for families looking for a comfortable and scenic home.

Don't miss the opportunity to make this lovely house your home.

Briardene Way

Easington, SR8

Asking Price:

£244,950

EPC Rating: To be confirmed

0191 581 5709 | seaham@thecastledenegroup.com | **www.holbrookandco.co.uk**
Unit 2, North Quay, North Terrace, Seaham, SR7 7EU



Reception Room:
9'8" x 16'4" (2.95m x 4.98m)
Square Bay Window, Radiator, Decorative Surround with Gas Fire, Wood and Glass Panelled Doors Leading to Kitchen/Dining Room.

Kitchen:
8'4" x 22'5" (2.54m x 6.83m)
Laminate Flooring, Wood and Glass Panel Door Leading to the Orangery, Radiator, Integrated Fridge, Sink Unit, Gas Hob, Double Electric Oven, Dishwasher

Utility Room

orangery:
10'8" x 15'3" (3.25m x 4.65m)
South Facing with Double Glazed Windows and UPVC French Doors.

Downstairs wc

Bathroom:
8' x 4'6" (2.44m x 1.37m)
Tiled, Double Glazed Window, Towel Radiator, Spotlights, Bath and Mains Overhead Shower, Washbasin and Low Level WC.

Bedroom 1:
9'6" x 11' (2.9m x 3.35m)
UPVC Window, Radiator.

Bedroom 2:
8'8" x 8'5" (2.64m x 2.57m)
UPVC Window, Radiator.





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









Bedroom 3:
10'2" x 9'5" (3.1m x 2.87m)
UPVC Window, Radiator.

Bedroom 4:
8'8" x 6'8" (2.64m x 2.03m)
UPVC Window, Radiator.

Ensuite Bathroom:
Towel Radiator, Washbasin, Vanity Unit, Low Level WC, Walk in Overhead Shower

Garage

External:
The front of the property benefits from a double driveway and lawn area whilst to the rear is a large garden with patio area.

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.

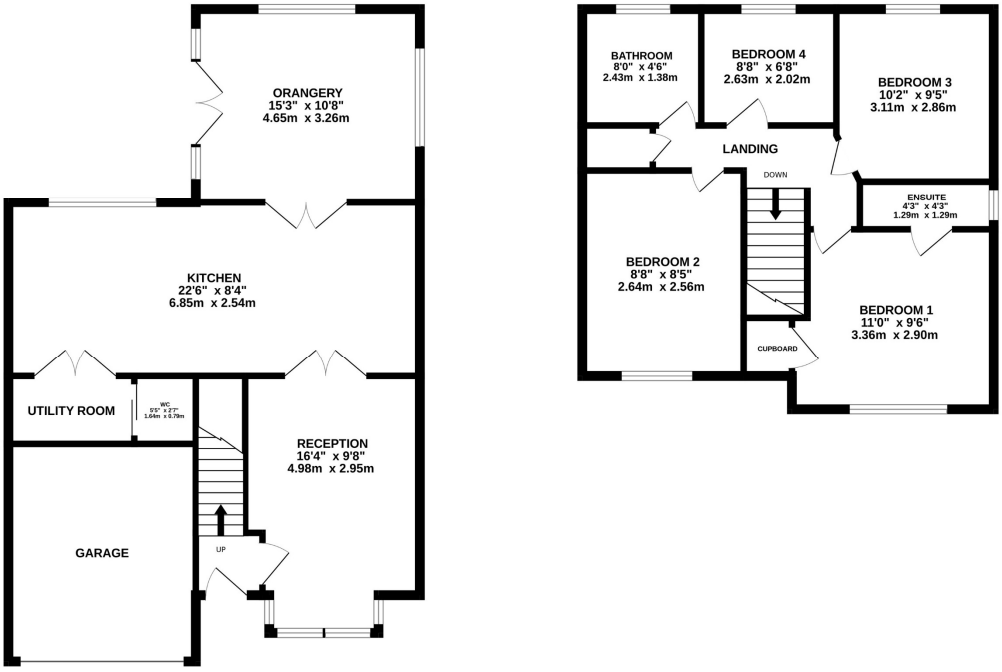
Material Information:
The following information should be read and considered by any potential buyers prior to making a transactional decision. SERVICES: We are advised by the seller that the property has mains provide gas, electricity, water and drainage. WATER METER- TBC PARKING ARRANGEMENTS: DRIVEWAY 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

GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.

1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 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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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