

# 36 David Way

## Seaton Delaval NE25 0FX

- New build detached residence situated in popular area
- Bright Lounge with bay window to the rear
- 4 Bedrooms, master has en-suite
- Garage and garden
- 10 Year NHBC Warranty
- Large welcoming Central Hallway
- Study room, Laundry room with access to rear garden
- Modern Bathroom with separate walk in shower
- EV charging point
- 5% Deposit Paid by Developers

## £386,000

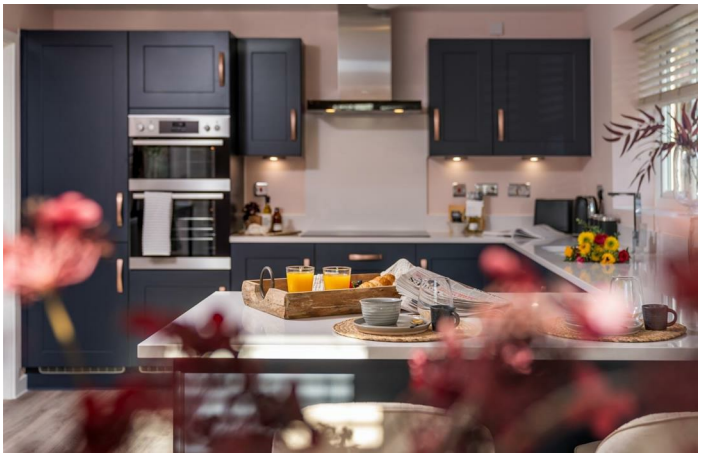












Nestled in the charming area of Seaton Delaval, this exquisite detached house on David Way presents an exceptional opportunity for those seeking a modern family home. As the last remaining plot, this property boasts four spacious bedrooms, making it ideal for families or those who desire extra space. The developers are offering a 5% deposit incentive to purchasers.

Upon entering, you are welcomed by a large welcoming central hallway, delightful lounge featuring a walk-in bay window, which fills the room with natural light and creates a warm, inviting atmosphere. The open-plan kitchen and dining room is perfect for entertaining, providing a seamless flow between cooking and dining. This area is designed for modern living, ensuring that family gatherings and social events are both enjoyable and effortless.

The property also includes a dedicated study, offering a quiet space for work or study, alongside a convenient laundry room. The master bedroom benefits from an en-suite bathroom, providing a private retreat, while the three additional double bedrooms are generously sized and share a modern bathroom complete with a walk-in shower.

For those with vehicles, the property features parking for one vehicle and a garage, ensuring convenience and security. Additionally, the house comes equipped with an EV charging point, catering to the needs of modern living. With a 10-year NHBC warranty, you can rest assured that this home is built to last.

Available now, this stunning property is a rare find in Seaton Delaval and is ready to welcome its new owners. Don’t miss the chance to make this beautiful house your home. Annual service charge of £159.20

**Lounge**
13'5" x 13'5"

**Kitchen**
11'5" x 12'11"

**Laundry**
6'11" x 5'9"

**Dining room**
11'5" x 9'3"

**Study/Family room**
11'2" x 8'6"

**WC**
3'6" x 5'1"

**FIRST FLOOR**

**Principle Bedroom**
11'6" x 11'2"

**En-suite**
6'8" x 5'10"

**Bedroom 2**
11'5" x 10'9"

**Bedroom 3**
7'11" x 11'1"

**Bedroom 4**
11'8" x 10'9"

**Bathroom**
10'3" x 5'6"

**Garage**











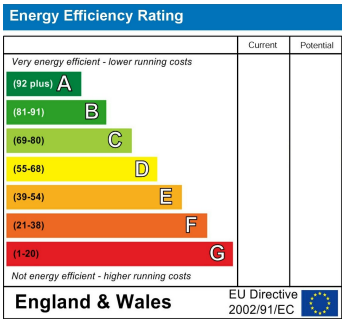


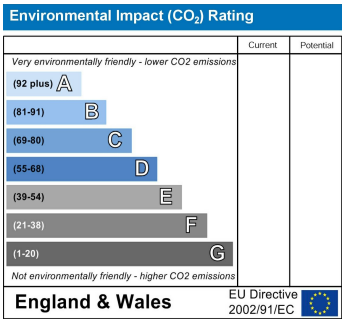





ADVENTURE

**Local Authority** Northumberland
**Council Tax Band** New Build
**EPC Rating**
**Tenure** Freehold





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.