

- Detached House
- 3 Bedrooms
- 3 Reception Rooms
- New Bathroom

- New Carpets
- Garage
- EPC Band C
- Council Tax Band C

Seabrook Drive, , DN16 3RY,  
Monthly Rental Of £1,200





Ideally situated within close proximity to the local amenities and walking distance to two local primary schools . This FULLY FURNISHED accommodation has had a NEW BATHROOM fitted, 3 bedrooms to the first floor, whilst downstairs boasts a living room, dining room, utility room, downstairs WC and kitchen. Outside the property has parking to side, garage and an enclosed rear garden. Additional benefits to the property are a gas central heating system, double glazing and new carpets. Holding fee - £276, Deposit - £1,384.



## Entrance Hall

Having uPVC double glazed door to the side elevation, staircase to first floor, new carpet and radiator.

## Kitchen

11' 1" x 6' 10" (3.38m x 2.08m)

Having a range of wall and base units with work surfaces over, integrated four ring gas hob with extractor fan over, integrated electric oven, plastic sink and drainer, tiled splash backs, under counter fridge, washing machine and uPVC double glazed windows to the front and side elevation.

## Living Room

15' 5" x 10' 10" (4.70m x 3.30m)

New carpets, 3 seater sofa, 2 seater sofa, Tv, log burner, radiator and uPVC double glazed window to the front elevation.

## Dining Room

10' 4" x 10' 10" (3.15m x 3.30m)

Having dining table and chairs, new carpets, radiator, cupboard and uPVC double glazed window to the rear elevation.

## Utility Room

6' 10" x 6' 11" (2.08m x 2.11m)

Having uPVC double glazed window to the rear elevation, counter top, tumble dryer, under counter freezer and radiator.

## Downstairs WC

4' 11" x 2' 9" (1.50m x 0.84m)

Tiled flooring, low level WC, wash Hand basin, tiled splashbacks and uPVC double glazed window to the side elevation.

## First Floor Landing

New carpets, radiator, uPVC windows to the side elevation and cupboard with Combi boiler.

## Master Bedroom

12' 7" x 10' 9" (3.83m x 3.27m)

With built in wardrobes, radiator, new carpets, king size bed and uPVC double glazed window to the front elevation.

## Bedroom 2

10' 6" x 11' 0" (3.20m x 3.35m)

Having uPVC double glazed window to the rear elevation, radiator, wardrobe new carpets and double bed.

## Bedroom 3

12' 7" x 7' 0" (3.83m x 2.13m)

New carpets, single bed, wardrobe, desk, filing cabinet, radiator and uPVC double glazed window to the front elevation.

## Bathroom

7' 3" x 6' 11" (2.21m x 2.11m)

Brand new fittings including, low level WC, panelled bath, shower, wash hand basin, tiled splash backs, heated towel rail and uPVC double glazed window to the rear elevation.

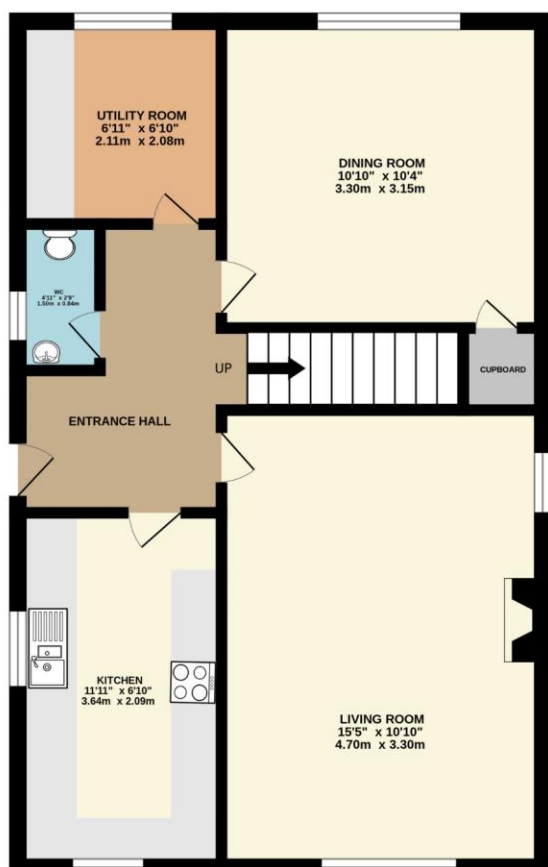
## Outside

To the rear is mainly laid to lawn, driveway to the side of the property with garage. The front garden is laid to lawn.

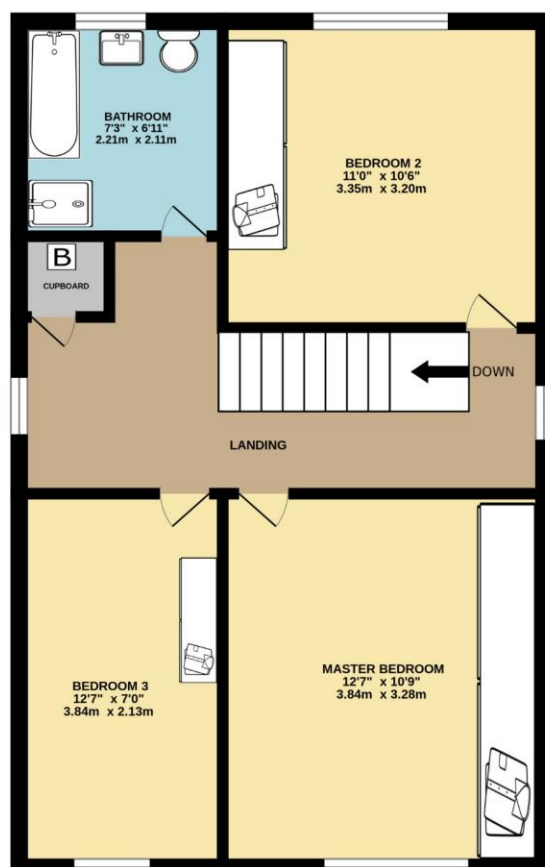




GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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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