



## Ivy House, Ivy House, Poppyfield Court, Seaton Village, Seaton Village. SR7 0DE

Poppyfield Court is THE address in the Seaham area. This property is located in a prominent position at the entrance to the estate, capitalizing on the ease of access to the village and countryside as well as commuting access to the A19 and A1 via the A690.



**£850,000 Freehold**



## PROPERTY DESCRIPTION

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Urban BASE are delighted to welcome this exquisite executive detached home located in the ever popular village of Seaton, County Durham. Poppyfield Court is a unique and luxurious development of 25 bespoke self-build homes. The property provides exceptional executive accommodation, set out over 2.5 storeys and providing 4300 sq.ft of spacious family living space. The interior is beautifully designed - perfect in its simplicity. 4/5 beds subject to incredibly well designed home with versatile accommodation.

Located on the western outskirts of the village it is well placed for access to village life, walks, cycle-way, bridle way and the beauty of the nearby countryside and coast. The A19 interchange is within 300m, the A690 within 2 miles - a perfect commuter base.

On entering the property, one will appreciate the design and range of impressive features that greet you as you enter this home, with a tiled reception hallway flooring and a statement floating staircase that creates a striking first impression. From the reception area leads onto a stunning bespoke kitchen/living/dining room which is ideal for entertaining friends and family with its extensive open plan feel and lounging area with media wall feature. The kitchen is complimented with a range of eye-catching features including Silestone worktops, tiled flooring and houses a range of integrated appliances including a Bora hob, teppanyaki grill, just off the kitchen is a large concealed pantry. Completing the downstairs are 5.5m bifold doors which lead into the garden, ground floor WC, spacious utility room, office and formal lounge.

Throughout the home there is smart lighting, which can be controlled with ease via your smart devices, as well as underfloor heating.

On the first floor there is a galleried landing which is accessible via a handcrafted staircase, leading to a master suite, which is sure to be a standout feature of the home, boasting a range of features including a separate living area, bedroom mezzanine with walk around en-suite bathroom and free-standing bath, walk in wardrobe and statement large windows which take advantage of the spectacular views of the countryside. The first floor also includes a further three bedrooms all generously sized and complimented with en-suite facilities. One of the three bedrooms has been carefully thought out with additional space and a staircase which leads up to a 'den' space, creating additional space.

Externally to the front there is a triple driveway with ample drive space. The rear garden is accessed via aluminium sliding doors from the dining/family area which lead you out onto a tiled patio area, with lawn and storage. With a high degree of seclusion and privacy this property has an outstanding view to the rear garden and is a stunning external

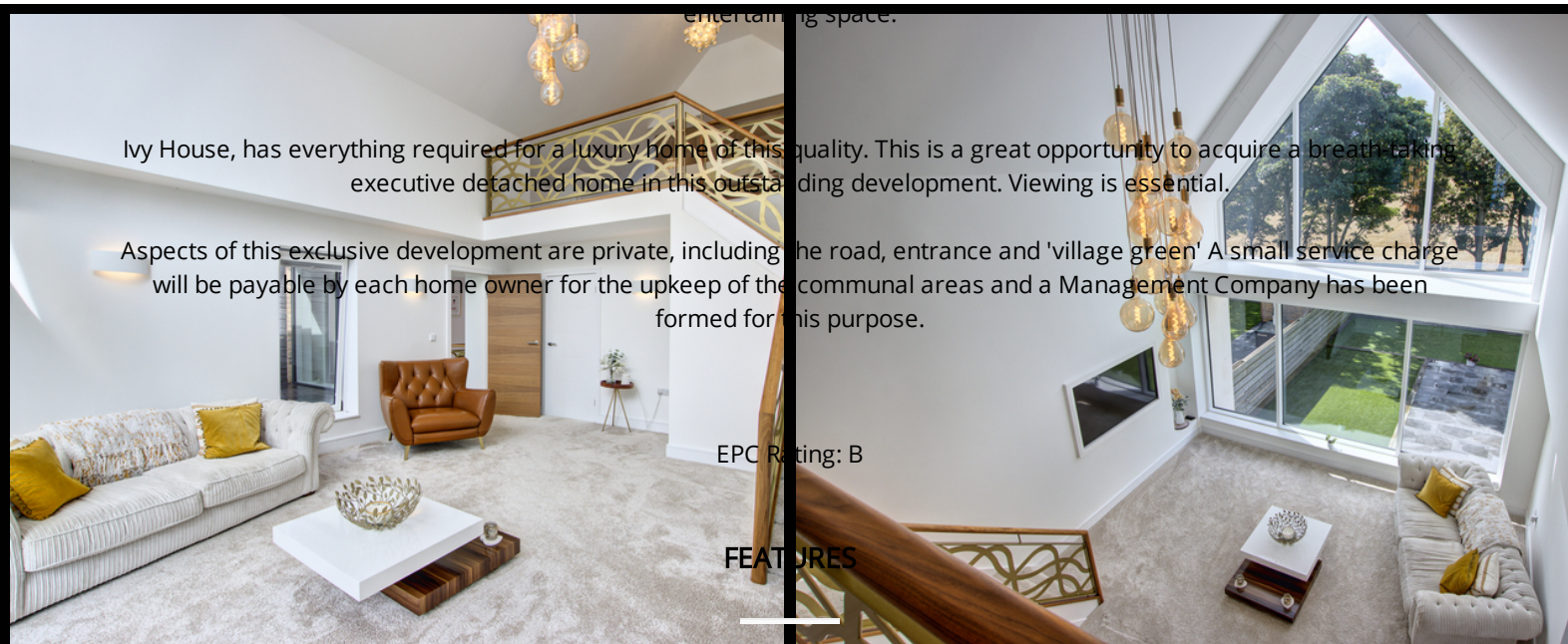
entertaining space.

Ivy House, has everything required for a luxury home of this quality. This is a great opportunity to acquire a breath-taking executive detached home in this outstanding development. Viewing is essential.

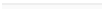
Aspects of this exclusive development are private, including the road, entrance and 'village green' A small service charge will be payable by each home owner for the upkeep of the communal areas and a Management Company has been formed for this purpose.

EPC Rating: B

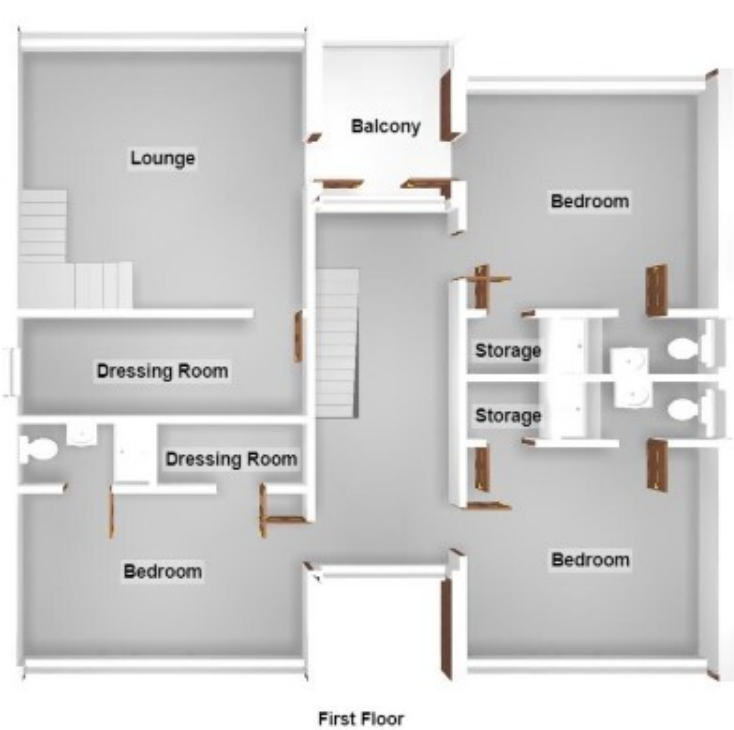
FEATURES



ROOM DESCRIPTIONS



FLOORPLAN & EPC



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

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