



HUNTERS[®]
HERE TO GET *you* THERE

17 Stapylton Drive, Horden, Peterlee, Durham, SR8 4HY

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Offers In The Region Of £225,000

DETACHED HOUSE OVERLOOKING THE NATURE RESERVE WITH A DETACHED DOUBLE GARAGE. Hunters are delighted to present to the market this outstanding residence. As you enter, you are welcomed into a wonderful hallway leading to a bright and airy lounge that provides seamless access to the beautifully maintained west-facing rear gardens. These gardens not only offer a tranquil outdoor space but also overlook the picturesque Castle Eden Dene nature reserve, providing a private serene backdrop for relaxation and outdoor activities. The property features an en-suite facility in the master bedroom, ensuring privacy and convenience, a well-appointed family bathroom and a ground floor cloakroom with WC. The heart of the home is undoubtedly the dining kitchen, which benefits from a dual aspect flooding the space with natural light and creating a warm atmosphere for family meals and entertaining guests. Additionally, a utility room adds practicality to daily living. Parking is a breeze with a double driveway complemented by a detached double garage, providing ample storage or workshop options. This larger detached house is not just a home; it is a lifestyle choice, offering comfort, convenience, and a connection to nature in a desirable location. Don't miss the opportunity to make this delightful property your own. "No Chain"

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Entrance Hallway

The welcoming entrance features eye-catching oak flooring flowing into the lounge complimented with a double glazed exterior door, access to the ground floor cloakroom W/c and the impressive dining kitchen.

Cloak Room W/c

This convenient facility is situated off the entrance hallway and includes a low level W/c accompanied with a hand wash basin, impressive partial wall tiling and a continuation of he oak flooring from the entrance hall.

Lounge

21'1" x 10'0"

The spectacular principle reception is located on a popular dual aspect with both double glazed windows at the front of the home accompanied with a pair of double glazed patio doors which grant direct access into the lovely westerly facing gardens overlooking the Castle Eden Dene Nature Reserve to the rear. The lounge provides a continuation of the feature oak flooring leading from the entrance hall and is complimented with a centrepiece fireplace inset with a living flame effect gas fire.

Dining Kitchen

21'1" x 7'11"

The larger than average dining kitchen provides a complimentary dual aspect with double glazed windows overlooking the front grounds and further double glazed windows which offer a wonderful vantage point of the rear gardens and the adjoining Nature Reserve. The delightful kitchen preparation area is well fitted with a range of oak finished wall and floor cabinets complete with contrasting work surfaces integrating a peninsular breakfasting bar and a one and a half bowl stainless steel sink and drainer unit finished with mixer tap fitments placed below double glazed windows overlooking the gardens. Further accompaniments include a brushed steel finished oven and four ring gas hob placed under an elevated brushed steel extractor canopy, drawer cabinets and both under cabinet and plinth spot lighting.

Utility Room

7'0" x 6'2"

This generously appointed utility room is located from the

kitchen area and features underbench standage for a tumble dryer, plumbing for an automatic washing machine and space for a fridge freezer accompanied with wall cabinets finished in oak. Furthermore, the room accommodates a useful storage cupboard and a double glazed exterior door granting access into the beautiful rear gardens.

Landing

The impressive landing area offers beautiful elevated views, through double glazed windows, across the west facing gardens into the adjoining nature reserve

Master Bedroom

10'2" x 9'8"

Positioned at the front of this lovely home, the master bedroom incorporates a double glazed window, convenient fitted double wardrobes and access into the adjoining en-suite facility.

En-Suite

6'1" x 5'8"

The well appointed en-suite facility comprises of a glazed corner shower enclosure etched with chrome finished trims, a low level W/c and a pedestal hand wash basin. Further accompaniments include a double glazed vanity window and attractive flooring.

Second Bedroom

10'10" x 8'2"

Situated at the front of the residence, the second double bedroom features a double glazed window offering elevated views across the cul-de-sac and a radiator.

Third Bedroom

10'2" x 8'4"

Nestled towards the rear of the property this delightful additional double bedroom includes a useful fitted double wardrobe and double glazed windows which provide lovely views across the gardens and the nature reserve.

Family Bathroom

9'3" x 8'2"

The larger than average family bathroom features a four piece suite comprising of a corner bath compete with mixer tap faucets, a glazed shower enclosure, low level W/c and a pedestal hand wash basin. Additional attributes include a double glazed vanity window and a radiator.

Double Garage

17'4" x 15'10"

The impressively proportioned detached double garage provides an outstanding space for clients with an interest in Diy and motor mechanics. The garage features an electrical supply, two garage doors and a further door opening into the rear gardens.

Outdoor Space

At the front of this impressive executive residence, the lawned gardens have been subdivided with a useful double drive leading to the detached garage and an access gate which leads into the rear grounds. At to the rear there is a fence enclosed lawned garden set to a backdrop of the Castle Eden Dene Nature Reserve, a feature Indian sandstone paved patio area, ideal for alfresco dining in the warm summer months, leading to a gravelled feature path and gate leading to additional land adjoining the detached double garage which features a green house and raised vegetable beds, perfect for clients with a flair for growing their own.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off, disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious about the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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