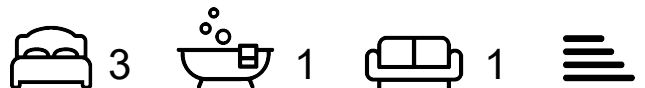




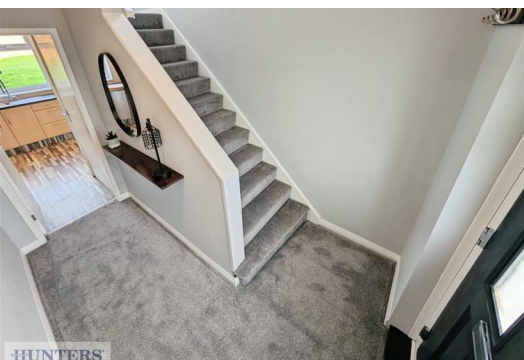
## Thorntree Gill

Peterlee, SR8 4SR

Offers In Excess Of £139,950



A beautifully presented three-bedroom home located on Thorntree Gill, Peterlee, offering spacious accommodation throughout and a fantastic rear garden. The property includes a welcoming hallway, large lounge, separate dining room, fitted kitchen, useful utility room, three bedrooms, modern shower room and separate WC. Externally, the home benefits from an attractive front garden and a generous tiered rear garden with seating areas and lawn. Ideal for families, first-time buyers or anyone looking for a ready-to-move-into home in a popular residential area.



### Entrance Hallway

A welcoming entrance hallway provides access into the main living accommodation and staircase to the first floor. The space is finished with neutral décor and fitted carpet, giving a clean and homely first impression. There is access through to the kitchen and main reception areas.

### Lounge 13'6" x 12'1" (4.13m x 3.69m)

The lounge is a spacious and comfortable main reception room, decorated in warm neutral tones with a stylish feature wall. A large front-facing window allows plenty of natural light into the room, creating a bright and inviting space. The room is finished with wood-effect flooring and offers ample room for multiple sofas and media furniture. The current layout shows the room working perfectly as a family sitting area, with space for a wall-mounted television and additional storage units.

### Dining Room 10'6" x 9'11" (3.22m x 3.03m)

Opening from the lounge, the dining room provides a generous second reception area, ideal for family meals and entertaining. The room is finished with matching wood-effect flooring, creating a lovely flow between the two reception spaces. There is plenty of space for a dining table and chairs, along with additional furniture, and a large rear-facing window overlooks the garden, giving the room a bright and pleasant outlook. This space could also work well as a playroom, home office or additional sitting area depending on the buyer's needs.

### Kitchen 9'10" x 8'3" (3.01m x 2.53m)

The kitchen is fitted with a range of wall and base units, complemented by contrasting work surfaces and tiled splashbacks. There is an integrated oven, hob and extractor hood, along with a stainless steel sink and drainer positioned beneath the large rear-facing window. The kitchen is a good size and enjoys a pleasant view over the rear garden. The flooring adds character to the space, while the soft green wall tones give a modern finish. There is also access through to the additional utility area.

### Utility Room 7'5" x 6'2" (2.28m x 1.88m)

A useful separate utility room provides excellent additional storage and workspace. Fitted with base and wall units, worktop space and plumbing for appliances, this is a practical area for laundry and household storage. The room also benefits from windows providing natural light and a door giving access to the outside, making it a valuable addition to the ground floor accommodation.

### Landing

The first floor landing is bright and well-presented, with fitted carpet continuing from the stairs. The landing provides access to the bedrooms, shower room and separate WC.

### Master Bedroom 12'1" x 10'9" (3.70m x 3.28m)

Bedroom one is a generous double bedroom, tastefully decorated with a blue feature wall and fitted carpet. A large window allows plenty of natural light into the room, while the layout offers ample space for a double bed and bedroom furniture. The room also benefits from built-in storage/wardrobe space, making it a practical and comfortable main bedroom.

### Second Bedroom 12'7" x 10'0" (3.85m x 3.06m)

The second bedroom is another well-proportioned room, currently arranged with a double bed, bedside furniture, chest of drawers and seating area. The room is finished in neutral décor with fitted carpet and a large window overlooking the rear garden. This is a versatile bedroom that would suit a child's room, guest room or home office.

### Third Bedroom 9'11" x 7'2" (3.03m x 2.19m)

Bedroom three is located to the rear of the property and provides a useful additional bedroom space. Overlooking the rear garden, this room would be ideal as a child's bedroom, nursery, dressing room or home office. The room is neatly presented with neutral décor and fitted carpet, making it a versatile space to suit a range of buyer needs.

### Separate W/C

A separate WC is located next to the shower room and is fitted with a low-level WC. The room has a frosted window, patterned flooring and modern wall finishes, adding further practicality to the first floor layout.

### Shower Room 7'10" x 5'5" (2.40m x 1.66m)

The shower room is modern and stylish, fitted with a large walk-in shower enclosure with rainfall-style shower head and additional handheld attachment. There is also a wash hand basin with vanity storage beneath, wall-mounted mirror and chrome heated towel rail. The room is finished with feature wall panelling around the shower area and patterned flooring, giving the space a contemporary finish.

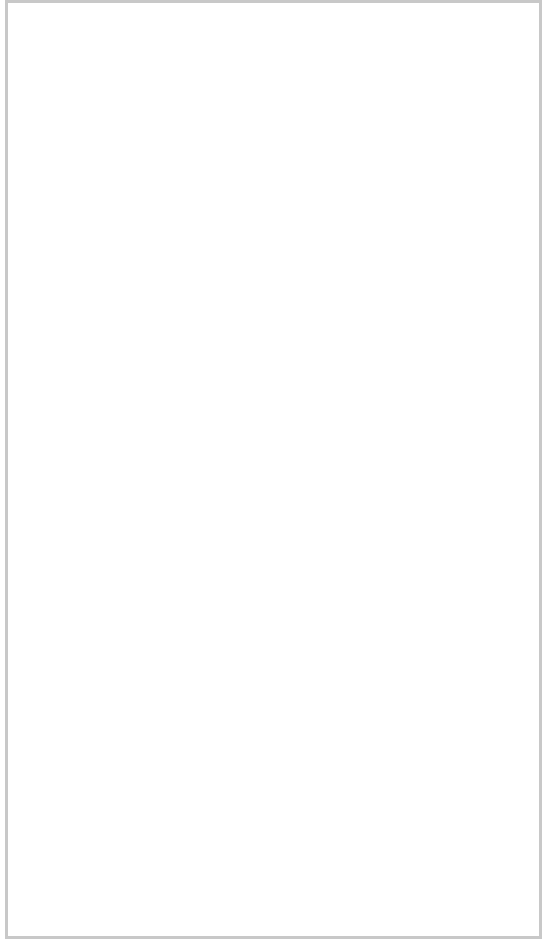
### Outdoor Space

The rear garden is a fantastic feature of this property. It is generous in size and has been landscaped into a tiered outdoor space, offering a gravelled seating area, patio pathway, raised lawn and timber fenced boundaries. The garden provides excellent outdoor space for families, entertaining or relaxing in the warmer months, with plenty of room for garden furniture and play equipment.

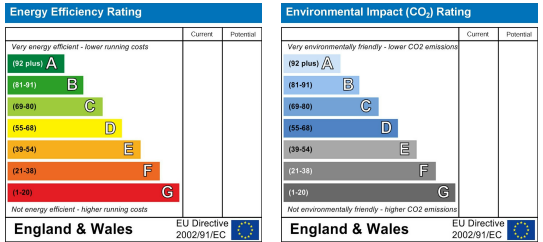
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 working 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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover 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.