



HUNTERS

## Yoden Road

Peterlee, SR8 5DY

£109,950



YOUR PROPERTY SEARCH IS OVER WITH THIS PERFECT FAMILY HOME ... Hunters are delighted to present to the market this outstanding three bedroom semi detached house with lovely gardens which has been subject to an extensive thorough refurbishment to create one of the most spectacular family residences available in Peterlee. The accommodation briefly comprises of an entrance porch and hallway, a lounge, dining room, stunning breakfasting kitchen, three well appointed double bedrooms, a sumptuous bathroom and larger than average gardens. Council tax band A, EPC: D. For further information and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre. "No Chain"



## Entrance Porch

Situated at the side of the home this convenient entrance features a double glazed exterior door accompanied with a double glazed window and a door to the impressive hallway.

## Hallway

Beautifully presented the welcoming hallway features a stairwell to the first floor complimented with recessed spotighting, a radiator and a useful understairs storage cupboard.

## Lounge 12'2" x 11'9" (3.72m x 3.59m)

Exuberating a contemporary theme which is reflected throughout the home, this principle reception room provides an individual elevated rectangular double glazed window accompanied with a further double glazed bay window, a radiator and recessed spotighting.

## Dining Room 14'3" x 9'9" (4.35m x 2.98m)

Providing a contemporary open plan aspect to the sumptuous breakfasting kitchen, this outstanding additional reception room incorporates a double glazed window which overlooks the private front gardens complimented with recessed spotighting and a radiator.

## Breakfast Kitchen 16'10" x 8'11" (5.15m x 2.74m)

The inspiring recently installed kitchen provides a wealth of contemporary themed wall and floor cabinets finished in grey colour tones and contrasting work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fitments set beneath a double glazed window providing stunning views across the private rear gardens. Accompaniments include a concealed wall mounted gas boiler, plumbing for an automatic washing machine and integral appliances to include an electric oven and gas hob placed below an elevated brushed steel extractor canopy. Further attributes feature a radiator and a double glazed exterior door which conveniently leads into the rear gardens.

## Landing

Beautifully presented, the inviting landing area incorporates a useful linen cupboard, convenient loft access and a radiator.

## Master Bedroom 11'10" x 10'4" (3.62m x 3.17m)

Situated at the front of this stunning family home the master bedroom features a useful dressing area with an eye catching porthole window, double glazed windows and a radiator.

## Second Bedroom 11'3" x 10'3" (3.43m x 3.14m)

Located adjacent to the master bedroom at the front of the residence, the second bedroom features a double glazed window and a radiator.

## Third Bedroom 11'7" x 8'5" (3.55m x 2.58m)

The impressively proportioned third double bedroom includes a double glazed window offering lovely elevated views across the rear gardens through double glazed windows and a radiator.

## Family Bathroom 7'11" x 5'5" (2.43m x 1.66m)

The wonderful family bathroom has been refitted with an inspiring white suite comprising of a spa style bath complete with chrome finished mixer tap fitments, a low level W/c and a pedestal hand wash basin. Additional attributes include a radiator and two double glazed windows positioned at the rear of the home.

## Outdoor Space

The popular corner positioned nature of this most impressive family home offers any family a spectacular outdoor area to enjoy the warm summer months for family functions, quiet enjoyment and BBQ's on the sizable gravelled patio which precedes the undulating lawns.

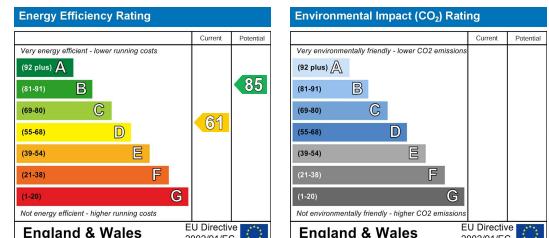
## Area Map



## 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.