

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Dean Close

Peterlee, SR8 5RX

Asking Price £82,500



Council Tax: A



# 24 Dean Close

Peterlee, SR8 5RX

Asking Price £82,500



## Entrance Hallway

A welcoming entrance which features a twisting staircase to the first floor, a radiator and a double glazed exterior composite door opening into the front grounds.

## Lounge

15'3" x 13'8" (4.66m x 4.17m)

Located at the front of the residence, the larger than average lounge provides wonderful views across the front gardens through double glazed windows towards the central area of parkland which is ideal for families. Further accompaniments include a centrally positioned feature fireplace inset with a living flame gas fire and stone effect ornamental surround, a useful understairs storage cupboard, a radiator and a further internal door opening into the dining kitchen.

## Dining Kitchen

19'10" x 8'0" (6.07m x 2.46m)

Nestled towards the rear of the residence, the stunning dining kitchen incorporates a wealth of wall, floor and draw cabinets finished in classic colours with eye catching handles and contrasting beech style work surfaces integrating a one and a half bowl stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window offering breath-taking views across the magnificent rear gardens. Further attributes include a brushed steel oven and gas hob located beneath a concealed extractor canopy, a wall mounted gas boiler, plumbing for an automatic washing machine, an open aspect to the dining area, a radiator and a further double glazed window accompanied with an exterior double glazed composite door opening into the enchanting rear gardens ideal for entertaining and quiet enjoyment in the warm summer months.

## First Floor Landing

Located at the top of the stairwell from the welcoming entrance hallway, the landing offers access into the three bedrooms, the family bathroom and separate W/c.

## Master Bedroom

13'9" x 10'7" (4.21m x 3.25m)

The beautiful master bedroom incorporates scenic elevated views through double glazed windows towards the cul-de-sac and central area of parkland and a radiator.

## Second Bedroom

10'7" x 10'2" (3.24m x 3.10m)

Unusually larger than the average, the second double bedroom features double glazed windows which provide lovely elevated views across the stunning rear gardens and a radiator.

## Third Bedroom

9'0" x 8'11" into recess (2.75m x 2.73m into recess)

Situated adjacent to the master bedroom at the front of the residence, this larger than average third double bedroom is ideal for any growing family. The room offers wonderful elevated views across the front gardens towards the central parkland, a useful storage cupboard and a radiator.

## Separate W/c

Adjoining the family bathroom at the rear of the home, the separate W/c accommodates a low level W/c and a double glazed window.

## Bathroom

8'6" x 5'10" (2.61m x 1.78m)

The family bathroom features a white suite

comprising of a cast iron panel bath and a pedestal hand wash basin. Additional attributes include a radiator, a useful linen cupboard and a double glazed window to the rear.

### Outdoor Space

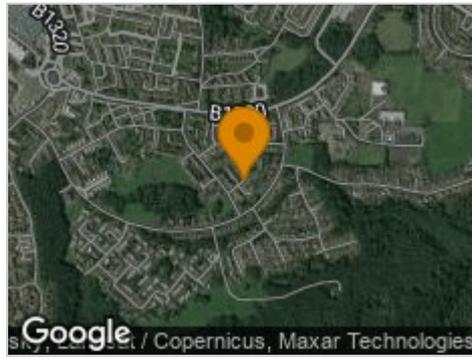
The property is set upon a wonderful elevated setting overlooking the central area of parkland within this popular cul-de-sac setting which is ideal for families. Towards the front there are open lawned gardens whilst to the rear, the enclosed gardens have been beautifully landscaped with a delightful patio and a pathway intersecting the lawned gardens accessed via the dining kitchen.



## Road Map



## Hybrid Map



## Terrain Map



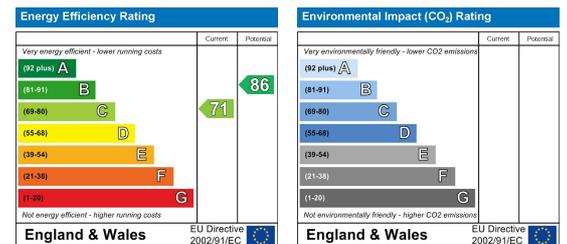
## Floor Plan



## Viewing

Please contact our Hunters Peterlee Office on 0191 586 3836 if you wish to arrange a viewing appointment for this property or require further information.

## 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.