

# HUNTERS®

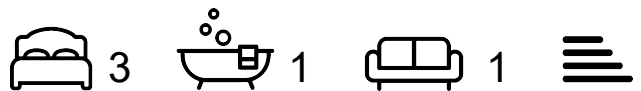
HERE TO GET *you* THERE



## Watson Close

Wheatley Hill, Durham, DH6 3QX

Offers Over £85,000





# 25 Watson Close

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Offers Over £85,000



## Lounge

16'1" x 12'8" (4.92m x 3.87m)

The splendid lounge is situated at the front of the home benefitting from wonderful views across the adjacent countryside through double glazed windows. Additional attributes include a welcoming open plan aspect with the stairwell leading to the first floor accommodation complimented with a feature fireplace inset with an electric fire, a double glazed external door, radiator and further partially glazed french doors opening into the impressive dining kitchen.

## Dining Kitchen

10'11" x 8'11" (3.34m x 2.73m)

Nestled towards the rear of the residence the dining kitchen provides a wealth of wall and floor cabinets finished in oak colours with contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings set below a double glazed window offering unrestricted views across the lovely private rear gardens. Accompaniments include an electrical cooker point located under an elevated contemporary extractor canopy, plumbing for an automatic washing machine and a radiator. A pantry cupboard is accompanied with an adjoining cloakroom W/c and offers useful storage, whilst a double glazed external door grants access into the rear gardens.

## Ground Floor W/c

This useful facility features a low level W/c, a hand wash basin, tiled flooring and a wall mounted gas combination boiler,

## First Floor Landing

Situated at the top of the stairs from the lounge, the

landing area features an appealing newel posted spindle balustrade, convenient loft access accompanied with a useful overstairs storage cupboard and four doors opening into the bedrooms and family bathroom respectfully.

## Master Bedroom

12'5" x 11'3" into recess (3.81m x 3.45m into recess)

Positioned at the rear of the home, the master bedroom includes a double glazed window providing elevated views across the scenic rear landscaped gardens and a radiator.

## Second Bedroom

11'2" x 9'8" (3.41m x 2.95m)

The second double bedroom provides lovely elevated views across the adjacent countryside through double glazed windows and also features a radiator.

## Third Bedroom

6'7" x 6'0" (2.03m x 1.85m)

A delightful third bedroom which includes double glazed windows to the front of the home and a radiator.

## Bathroom

Situated towards the rear of the property the family bathroom features a white suite comprising of an elevated shower over the "P" shaped panel bath complete with a curved glazed shower screen, a low level W/c and a pedestal hand wash basin. Additional accompaniments include a radiator and double glazed frosted windows.

## Outdoor Space

Tel: 0191 586 3836

Towards the front of the residence there is a private garden providing lovely views across the countryside whilst to the rear, the lovely landscaped gardens include a sizeable dwarf walled paved patio accessed via the door from the dining kitchen which supersedes a spectacular low maintenance garden garden comprising of attractive block paving with various gravelled enclaves and a rear access gate.



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.