



Hatfield Place

Peterlee, SR8 5TE

Asking Price £95,000



LOVELY FAMILY HOME WITH A GARAGE ... Hunters are delighted to welcome to the market this well-presented three bedroom family home, ideally located on Hatfield Place, Peterlee. Situated next to the beautiful Castle Eden Nature Reserve, the property offers an excellent balance of modern living space and a desirable setting with nature walks and open green space right on the doorstep. The home boasts a spacious entrance hallway, ground floor W/C, a modern fitted kitchen, open plan lounge and dining area, three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from both front and rear gardens, a low-maintenance courtyard, and a detached garage with additional off-street parking. Perfectly positioned close to local schools, shops, and excellent transport links, this property is an ideal purchase for first-time buyers, growing families, or those seeking a home in a sought-after residential location with easy access to scenic surroundings.



Entrance Hallway

A welcoming entrance hallway offering access to the ground floor accommodation. Finished with modern flooring, radiator, and staircase leading to the first floor landing.

Ground Floor W/C

Conveniently located on the ground floor, the cloakroom comprises a low level W/C with tiled flooring and partial wall panelling.

Kitchen

A modern fitted kitchen featuring a range of wall and base units with contrasting work surfaces, stainless steel sink with drainer unit, integrated oven, electric hob with extractor hood above, and space for further appliances. The kitchen is complemented by wood-effect flooring and benefits from a large window and rear access door allowing natural light to flow through.

Lounge Through Dining Room

Positioned to the rear of the property, this well-proportioned lounge offers a bright and airy living space with feature decorative wall, built-in shelving, and sliding patio doors providing direct access to the garden, ideal for both relaxing and entertaining.

Dining Area

The dining area flows seamlessly from the lounge, with a continuation of the stylish décor and carpeting. A front aspect window provides further light, making it a perfect setting for family dining or entertaining guests.

First Floor Landing

The landing area gives access to all three bedrooms and the family bathroom, with loft access overhead.

Master Bedroom

A generous double bedroom with feature decorative wall, wood-effect flooring, central heating radiator, and double glazed front aspect window.

Second Bedroom

A further well-sized bedroom with neutral décor, radiator, rear aspect window, and ample space for bedroom furnishings.

Third Bedroom

A single bedroom with front aspect window, radiator, and fitted carpeting, ideal as a child's bedroom, study, or dressing room.

Family Bathroom

Fitted with a three piece suite comprising panelled bath with overhead shower, low level W/C, and wash hand basin set upon a storage unit. The bathroom is finished with tiled walls and flooring, frosted window, and radiator.

External

The property occupies a pleasant position within a popular residential area and benefits from both front and rear gardens. To the front, there is an enclosed garden with pedestrian access, while the rear offers a low-maintenance courtyard style garden, finished with patio paving and a small section of artificial lawn, making it ideal for outdoor seating and entertaining.

Garage & Parking

A detached garage is located to the rear of the property, accessed via a gated entry from the garden as well as from the driveway/parking area. The garage provides secure storage and parking facilities, with additional off-street parking available in front.

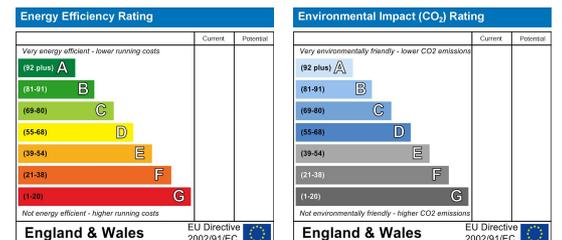
Area Map



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.