

# HUNTERS<sup>®</sup>

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## 6 Grange Close

Peterlee, SR8 5JT

Offers In Excess Of £79,950



YOUR PROPERTY SEARCH IS OVER ... Hunters are pleased to present to the market this lovely three bedroom family home which offers larger than average rear corner positioned gardens and off street parking on the extensive driveway for numerous vehicles. The popular cul-de-sac of Grange Close lies to the northern fringes of Peterlee, within reach of local shops and good schools, the amenities offered within the nearby Castle Dene Shopping Center and the A19 which interlinks with all of the regions major conurbations including Sunderland, Hartlepool and the historic City of Durham.

The accommodation includes an entrance hallway with a convenient ground floor W/c, a dining kitchen, lounge, three well appointed bedrooms, a family bathroom and both gas central heating and double glazing. EPC: D.



### Entrance Hall / Ground Floor W/c 0'0" x 0'0" (0 x 0)

A delightful entrance which features an exterior double glazed entrance door complimented with a staircase to the first floor landing area, laminate flooring a radiator and access into the convenient ground floor W/c which comprises of a low level W/c, a hand wash basin and a frosted window to the rear.

### Lounge 13'3" x 16'1" (4.04 x 4.9)

Positioned at the front of this lovely family home, the principle reception room provides wonderful views across the extensive driveway towards the cul-de-sac through double glazed windows and a radiator. Additional attributes include a continuation of the attractive laminated flooring from the entrance hallway, a contemporary recessed ceiling culminating at a feature slate style feature wall and arched inglenook style recess into the chimney breast.

### Dining Kitchen 9'5" x 14'3" (2.86 x 4.35)

Nestled towards the rear of the home, the impressive dining kitchen offers a wealth of both wall and floor cabinets finished in light beech colours and shaker style handles, contrasting work surfaces which integrate a stainless steel circular sink and drainer complete with mixer tap fittings positioned below a double glazed window overlooking the desirable rear gardens. Further accompaniments include an integral oven and gas hob set beneath a brushed steel extractor canopy, plumbing for an automatic washing machine, a radiator, wall mounted combination boiler and an exterior double glazed door granting access directly into the fabulous rear gardens.

### Landing 0'0" x 0'0" (0 x 0)

Located at the top of the staircase leading from the entrance hallway, the landing offers accessibility into the three bedrooms and the family bathroom. Furthermore, the landing provides access into the loft and a double glazed window for natural light.

### Master Bedroom 9'7" x 13'6" (2.93 x 4.12)

Situated at the rear of the home, the impressive master bedroom incorporates a double glazed window offering elevated views across the enchanting rear gardens, a radiator and laminated flooring.

### Second Bedroom 8'4" x 14'4" (2.54 x 4.38)

The well appointed second bedroom offers elevated views over the cul-de-sac to the front of the home through double glazed windows, a radiator, fitted cupboard and laminated flooring.

### Third Bedroom 7'7" x 9'2" (2.31 x 2.8)

Located adjacent to the second double bedroom at the front of the property, this third well appointed bedroom features a double glazed window, a radiator and laminated flooring.

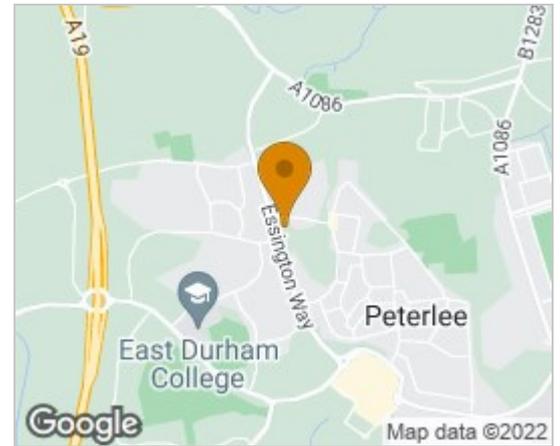
### Bathroom 6'3" x 10'8" (1.9 x 3.26)

Stylishly finished, the family bathroom incorporates a four piece suite comprising of a tiled shower enclosure finished with contemporary glass blocks, a panel bath complete with shower mixer tap fittings, a low level W/c and a pedestal hand wash basin. Accompaniments include a double glazed frosted window to the rear, tiled flooring and a radiator.

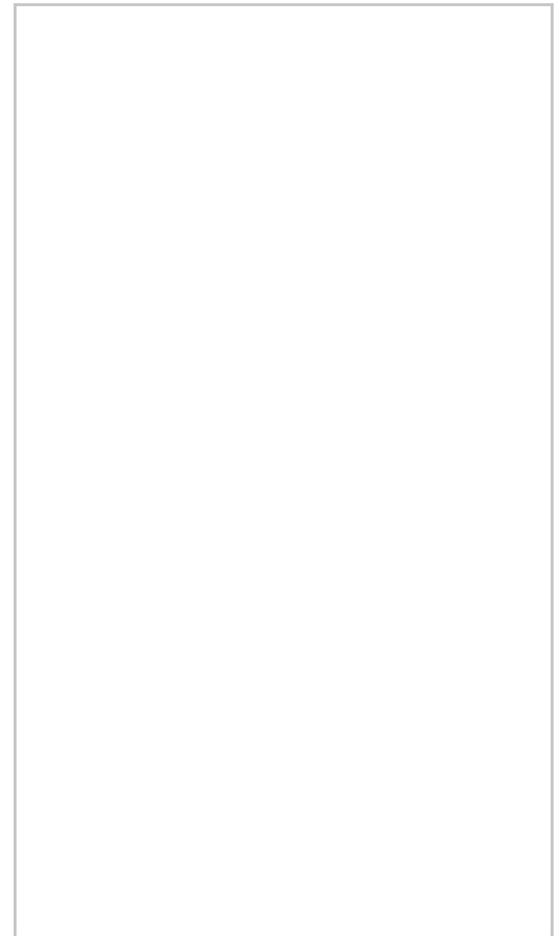
### Outdoor Space

Due to the popular corner situation of the property, the external grounds at the front side and rear elevations are larger than average which have enabled the vendors to create a surprisingly larger than average off street parking facility for numerous family vehicles and an enclosed additional car port. To the rear, the extensive family orientated gardens have been beautifully landscaped with lawns, a patio and a brick built BBQ smoke house adjoining the storage outbuildings.

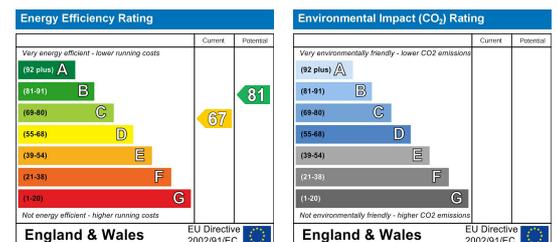
## Area Map



## 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.