



Layburn Place

Peterlee, SR8 2BD

£695 Per Calendar Month



Welcome to this exceptional two-bedroom house located on popular Layburn Place in Peterlee. Recently completed an extensive refurbishment, this property presents a remarkable opportunity for those seeking a modern and stylish family home with larger corner positioned gardens. As you enter, you will find a well-proportioned reception room that offers a warm and inviting space for relaxation and entertaining with a contemporary media wall as an added bonus. The two double bedrooms are thoughtfully designed, providing comfortable living quarters for family members or guests. The bathroom has also been updated, ensuring a fresh and contemporary feel throughout the home.

This property is ideally situated, providing easy access to local schools, making it perfect for families. Additionally, the town centre amenities are just a short distance away, offering a variety of shops and services to meet your daily needs. For those who require commuting options, the A19 is conveniently close, allowing for straightforward travel to nearby towns and cities. In summary, this beautifully refurbished end terrace house on Layburn Place is a fantastic opportunity for anyone looking to rent a finely finished family home in a well-connected area. Don't miss your chance to make this splendid property your new home.



Entrance Hallway

Located at the front of the home, the entrance hallway features a double glazed external door complimented with beautiful flooring which flows throughout the entire ground floor area. Further attributes include a newel posted spindle staircase to the first floor, a useful understairs cupboard and a radiator.

Lounge 18'11" x 12'0" (5.78m x 3.67m)

Exceptionally well presented and newly refurbished, the lavish principle reception room offers an eye catching media wall with a recessed section for a wall mounted flat screen television and integrates an elevated contemporary fireplace. Accompaniments include a continuation of attractive flooring from the entrance hallway, a radiator and a desirable dual aspect with double glazed windows providing views across both the front and rear gardens.

Kitchen 10'10" x 7'3" (3.31m x 2.21m)

The outstanding kitchen has been upgraded with an abundance of contemporary coloured wall and floor cabinets complete with quartz work surfaces which integrate a recessed sink, a grooved drainer area and stainless steel mixer tap faucets. Further attributes feature a double glazed windows accompanied with an external double glazed door granting access into the larger than average rear corner positioned gardens, a continuation of the attractive flooring from the entrance hallway, plumbing for an automatic washing machine and an elevated electric oven with an electric hob set below a contemporary brushed steel extractor canopy.

Landing

Positioned at the top of the stairwell leading from the entrance hallway, this appealing landing area includes a double glazed window permitting an abundance of natural light into the floor area.

Master Bedroom 15'3" x 10'1" (4.65m x 3.09m)

Located at the front of this impressive residence the inviting master bedroom features two double glazed windows, eye catching wall style panels on a feature wall, a radiator and a useful storage cupboard.

Second Bedroom 11'1" x 8'6" (3.38m x 2.61m)

Nestled towards the rear of the home, this lovely additional double bedroom offers a double glazed window providing attractive elevated views across the rear gardens and a radiator.

Family Bathroom 7'4" x 5'5" (2.24m x 1.67m)

Situated adjacent to the second double bedroom at the rear of the residence, the family bathroom includes a white suite comprising of a panel bath complete with an overhead shower and glazed shower screen, a pedestal hand wash basin and a low level W/c. Additional attributes include a chrome finished ladder style radiator and a double glazed vanity window.

Outdoor Space

This lovely family home is situated in a spectacular and enviable position on Layburn Place providing extensive corner gardens ideal for families and quiet enjoyment in the warm summer months. The gardens comprise mostly of lawns and a convenient patio accessed via a timber gate from the front private gardens.

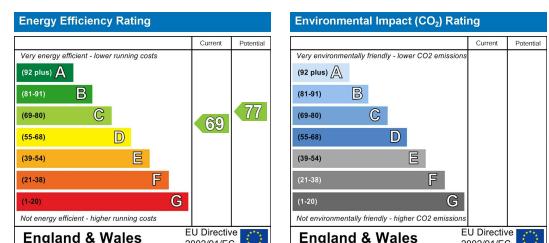
Area Map



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.