

HUNTERS®

HERE TO GET *you* THERE



Buttermere

Peterlee, SR8 1JF

Offers In The Region Of £169,950



Council Tax: C



17 Buttermere

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Entrance Hallway

Located at the front of the residence the entrance features an external double glazed door accompanied with a double glazed window and an interior door to the lounge.

Lounge / Dining Room

22'5" x 11'0" into recess (6.85m x 3.37m into recess)

Beautifully presented and providing dual aspect views across the rear south facing gardens and the area of parkland to the front of the home through double glazed windows, the lounge through dining room includes an attractive centrally positioned fireplace in the lounge area inset with marble and an electric living flame effect fire, two radiators and two further internal doors granting access into the breakfasting kitchen and the inner hall which offers a stairwell to the first floor.

Breakfasting Kitchen

10'0" x 9'2" (3.06m x 2.81m)

Nestled towards the rear of this beautiful home, the kitchen provides an array of both wall and floor cabinets finished in light oak colours and contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fittings set below a double glazed window offering unrestricted views across the attractive rear gardens. Additional accompaniments include an integrated automatic washing machine, a fridge freezer, a dual fuel cooker located below a concealed extractor canopy, a radiator and an exterior double glazed door which opens into the larger than average paved patio which precedes the gardens.

Landing

A welcoming area at the top of the twisting stairwell from the lounge through dining room, the landing features an eye catching newel posted spindle balustrade, convenient loft access with ladders to the partially boarded loft and a useful storage linen cupboard which also conceals the gas combi boiler.

Master Bedroom

12'0" x 9'9" (3.68m x 2.99m)

Located at the front of this wonderful family home, the master bedroom provides an array of fitted wardrobes finished in a light oak colour, a radiator and double glazed windows which offer lovely elevated views across the front gardens towards the scenic area of parkland.

Second Bedroom

10'1" x 9'9" (3.08m x 2.99m)

Situated at the rear of the residence the second double bedroom includes a radiator, a useful storage cupboard and a double glazed window offering views across the private gardens.

Third Bedroom

9'8" x 8'7" (2.95m x 2.62m)

An unusually larger than the average third double bedroom, which is an appealing attribute for families, features a double glazed window with elevated views across the area of parkland towards the front of the home and a radiator.

Family Bathroom

7'4" x 6'11" (2.24m x 2.12m)

Beautifully presented, the family bathroom includes a contemporary suite comprising of shower mixer tap fittings over the panel bath complete with a

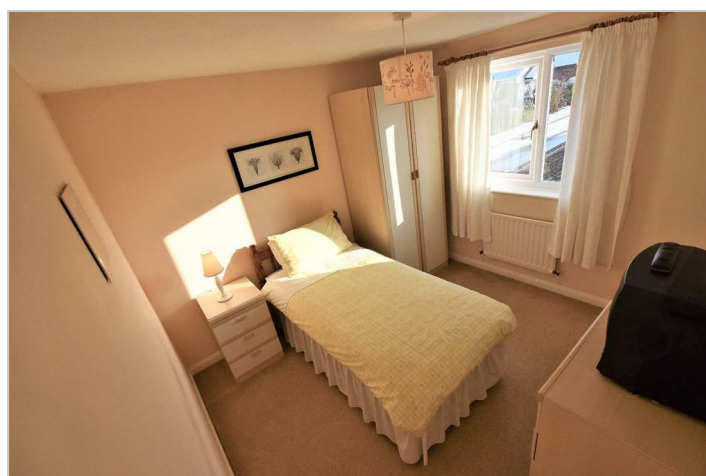
bi-folding glazed shower screen, a hand wash basin inset into a useful vanity cabinet and a low level concealed flush W/c. Accompaniments include a double glazed vanity window positioned to the rear of the home and a radiator.

Outdoor Space

The property is set in a popular corner position within the cul-de-sac with open views across the parkland and includes a front lawned garden intersected with a driveway and a gate providing access into the eye catching rear landscaped gardens. The predominantly south facing rear gardens feature a sizeable walled patio preceding the lawned gardens which are boarded with various mature shrubs making it an ideal secure outdoor space for all the family and al-fresco dining in the warm summer months.

Integral Garage

The integral garage is a splendid attribute not just for secure parking and storage but also adjoins the neighbouring garage which provides the probability in insulating any noise from the living room into the neighbouring property.



Road Map



Hybrid Map



Terrain Map



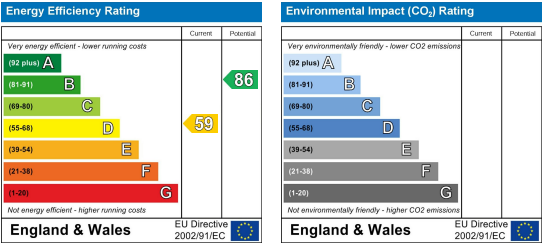
Floor Plan



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.