

# HUNTERS®

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## Bywell Drive

Peterlee, SR8 1LY

Offers In Excess Of £189,950



Council Tax: C





# 3 Bywell Drive

Peterlee, SR8 1LY

Offers In Excess Of £189,950



## Hallway

7'1" x 3'10" (2.16m x 1.18m)

The extended entrance provides a lovely open plan aspect to the dining room and features a double glazed exterior door accompanied with double glazed full panel windows and a convenient tiled floor area.

## Dining Room

13'6" x 8'11" (4.14m x 2.72m)

Centrally positioned within the home, this delightful reception room features an attractive newel posted spindle staircase to the first floor and two internal doors providing accessibility into the lounge and the kitchen.

## Kitchen

14'0" x 7'4" (4.29m x 2.26m)

Situated at the front of the residence, the kitchen encompasses a wealth of wall and floor cabinets finished in a contemporary white colour and contrasting work surfaces which integrate a white one and a half bowl sink and drainer unit complete with mixer tap fittings set beneath a double glazed window which offers views across the front grounds. Additional attributes include plumbing of an automatic washing machine and an automatic dishwasher, space for a fridge freezer, a radiator and both an electric oven and gas hob positioned below an elevated brush steel extractor canopy.

## Lounge

15'0" x 10'10" (4.59m x 3.32m)

Nestled towards the rear of the home, this impressive principle reception features sumptuous natural Oak flooring, a radiator and a pair of double glazed patio doors which open into the larger than average conservatory.

## Conservatory

13'0" x 12'5" (3.98m x 3.80m)

A spectacular addition to this imposing residence, the larger than average double glazed conservatory is situated on a westerly facing aspect and features convenient ceramic floor tiling accompanied with a pair of double glazed patio doors which open onto the delightful rear patio which precedes the lawned gardens.

## First Floor Landing

Incorporating a newel posted spindle balustrade and a convenient loft access with ladders leading to the useful boarded loft area.

## Master Bedroom

10'10" x 9'0" (3.32m x 2.76m)

Located at the front of the residence, the master bedroom features a double glazed window, a radiator, storage cupboard over the stairs and a bespoke built-in wardrobe.

## Second Bedroom

16'7" x 7'6" (5.06m x 2.29m)

Occupying the entire extension space over the garage, this impressive double bedroom includes double glazed windows to both the front and rear elevations and a radiator.

## Third Bedroom

10'11" x 8'5" (3.35m x 2.58m)

The wonderful third bedroom is positioned at the rear of the home and features a double glazed window providing elevated views across the west facing gardens, a radiator and a bespoke built-in wardrobe.

#### Fourth Bedroom

7'11" x 6'5" (2.42m x 1.98m)

Located adjacent to the third bedroom at the rear of the property the bedroom, currently facilitated as a study, provides a double glazed window and a radiator.

#### Shower Room W/c

8'1" x 5'8" (2.47m x 1.73m)

A lovely attribute to the home, the shower room W/c was adapted from the family bathroom and features a centrally positioned shower enclosure complete with glazed door screens and a thermostatic shower, a low level W/c and a pedestal hand wash basin. Accompaniments include an elevated chrome finished ladder radiator tiled walls and a double glazed vanity window.

#### Outdoor Space

At the front of the property, the lawned gardens have been intersected with a larger than average block paved driveway suitable for four family vehicles and an exterior water tap. To the rear, the gardens are positioned on a predominantly west facing aspect and have been beautifully landscaped with a paved patio accessed from the conservatory boarded with

a dwarf wall, ideal for family gatherings and al-fresco dining in the warm summer months. The attractive lawns are divided with a central paved path leading to the top of the garden encircled with well maintained timber fencing.

#### Garage

16'7" x 7'6" (5.06m x 2.29m)

Neatly adjoining the residence, the garage features a roller door opening from the larger expansive driveway, various electrical sockets, a wall mounted combination boiler and a convenient external door which offers accessibility into the rear gardens.





Road Map



Hybrid Map



Terrain Map



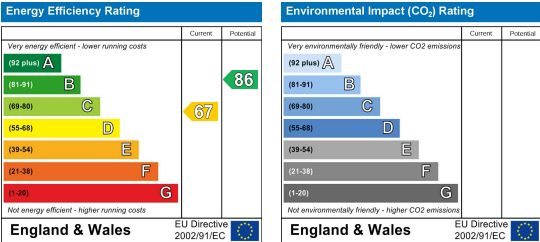
Floor Plan



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.