



Eastfield, Peterlee SR8 4SS

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AN EXCLUSIVE BESPOKE DETACHED RESIDENCE ... Hunters are delighted to present to the market this outstanding property which has been subject to recent comprehensive improvements, situated within a popular executive area in reach of the Castle Eden Dene nature reserve, town centre amenities, local schools and the A19 which interconnects with Sunderland, Teesside and the historic City of Durham. The accommodation briefly comprises of five double bedrooms, two reception rooms, a stunning kitchen, utility room, wonderful family bathroom and lovely enclosed gardens. EPC: On Order, Council Tax Band E. For further information and viewings please contact your local Hunters office situated in the Castle Dene Shopping Centre.





Entrance Hallway

21'2" x 4'3"

The impressive entrance encompasses a double glazed exterior door opening onto the double driveway, attractive laminated flooring, a radiator and stairs leading to the first floor landing area.

Lounge

19'7" x 12'10"

Situated at the side of the residence and accessed via the stairwell from the open plan dining kitchen area, this larger than average reception room features a double glazed window providing roof top views towards the nature reserve complimented with a central fireplace finished in eye catching slate effect tiling and an elevated Oak mantel beam with a contemporary electric fire. Additional attributes include a radiator and an impressive open plan newel posted balustrade to the dining kitchen.

Dining Kitchen

25'6" x 12'9" into recess

Nestled towards the rear of the home, the eye catching dining kitchen provides a stunning peninsular breakfasting bar and an array of stylish wall and floor cabinets finished in gloss white colours and contrasting light

granite effect work surfaces which integrate a coloured thermoplastic sink and drainer unit complete with mixer tap fittings set beneath a double glazed window. Accompaniments include an integral hob set below an appealing brushed steel extractor canopy, a concealed dishwasher and two useful elevated ovens creating a centrepiece to the room. Further attributes comprise of an attractive laminated floor which flows from the main hallway, a radiator and both an additional double window and an exterior double glazed door which grants access into the enclosed gardens.

Utility Room

10'10" x 6'0"

The well appointed separate utility room provides a useful enclosed facility featuring a range of floor cabinets with ample work surfaces complete with a recessed circular stainless steel sink and a mixer tap fitment positioned beneath a double glazed window which overlooks the gardens. Further features include plumbing for an automatic washing machine and space for a tumble dryer, splash tiling, a radiator and convenient tiled flooring.

Master Bedroom

15'3" x 11'3"

An inspiring principle bedroom which is positioned at the front of the



residence and incorporates a separate walk into Dressing Room (3.41m x 1.23m), which subject to necessary plumbing and works, could accommodate an en-suite facility. Furthermore, the bedroom features a double glazed window, a radiator and fitted double wardrobe.

Third Bedroom

17'3" x 7'9"

Set adjacent to the master bedroom this well appointed further double bedroom encompasses a double glazed window and a radiator.

Fourth Bedroom / Study

13'7" x 8'6"

Currently facilitated as a formal study and situated off the main hallway, this delightful double bedroom offers a striking feature wall complimenting the flooring, a radiator and double glazed windows which overlook the double driveway.

Family Bathroom

10'7" x 5'9"

The enchanting contemporary bathroom offers a wonderful four piece white suite comprising of a double shower enclosure complete with a chrome etched glazed screen and door, a panel bath with mixer tap fittings, low

level W/c and a pedestal hand wash basin. Features include a radiator and a double glazed vanity window accompanied with beautiful niche tiling to the wall and a floor areas which enhance the exclusive ambience. concurrent throughout the residence.

First Floor Landing

Accessed via a stairwell from the main hallway, the landing area features a useful door to the storage void in the eaves and two further internal doors offering accessibility into the second and fifth double bedrooms.

Second Bedroom

13'8" x 9'7"

A splendid additional double bedroom which includes a double glazed window set into the dormer recess and a radiator.

Fifth Bedroom

10'0" x 9'7"

Adjoining the second bedroom this larger than average fifth bedroom features a double glazed window and a radiator.



Garage

10'8" x 9'7"

Accessed from the double driveway at the front of the residence, the garage provides a roller door, offers an electric supply and also conceals the wall mounted gas combination boiler.

Outdoor Space

Located on an enviable corner position, the property provides an abundance of outdoor space to three sides, a concrete stamped double driveway and a family orientated enclosed garden with lawns and a recreational timber deck patio accessed from the dining kitchen which flows round to the rear of the property, making it an ideal retreat to enjoy the warm summer months

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. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Peterlee -
0191 586 3836 <https://www.hunters.com>

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