

HUNTERS®

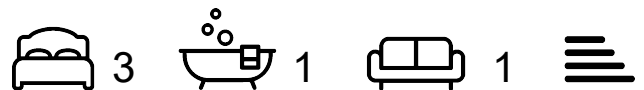
HERE TO GET *you* THERE



Kirkland Hill

Peterlee, SR8 5QB

Offers Over £84,950



Council Tax: A



9 Kirkland Hill

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Entrance Hallway

The welcoming entrance features a newel posted spindle staircase to the first floor accompanied with useful understairs storage and attractive laminated flooring, a radiator and an external double glazed composite door.

Lounge Through Dining Room

21'6" x 12'1" (6.56m x 3.69m)

This awe inspiring principle reception room encompasses a radiator and spectacular media wall recessed with a contemporary AmberGlo electric log effect fire which makes a stunning focal point with interchangeable mood led lighting creating a beautiful ambience for any occasion. The reception unusually adopts a popular dual aspect with double glazed patio doors opening into the south facing gardens and a double glazed bow window providing views across the front grounds which compliment the open plan aspect into the breath-taking kitchen.

Kitchen

10'4" x 7'4" (3.16m x 2.26m)

Nestled towards the rear of the residence, the stunning kitchen suited to a contemporary setting, incorporates a wealth of both wall and floor cabinets finished in neutral shades with shaker style brushed steel handles and contrasting work surfaces which integrate a thermoplastic sink and drainer unit complete with mixer tap fittings positioned below a double glazed window overlooking the rear gardens. Additional attributes include a concealed fridge freezer, eye catching laminated flooring, an integral washing machine and both an electric oven and hob positioned below an elevated brushed steel extractor canopy.

First Floor Landing

A delightful area situated at the top of the stairwell leading from the entrance hallway, the landing offers a convenient loft access, natural light from a double glazed window to the side of the residence and permits access into the three bedrooms and the family bathroom.

Master Bedroom

10'9" x 9'10" into recess (3.29m x 3.01m into recess)

Situated at the rear of the home, the master bedroom features an appealing floor area comprising of a radiator and a double glazed window which provides views across the south facing rear grounds.

Second Bedroom

9'5" x 8'8" (2.88m x 2.66m)

The second double bedroom is located at the front of the property and offers a radiator together with a double glazed window which overlooks the attractive adjacent lawned frontage.

Third Bedroom

8'8" x 8'7" into recess (2.65m x 2.62m into recess)

This charming third bedroom includes a double glazed window, a radiator and a deep recess

Family Bathroom

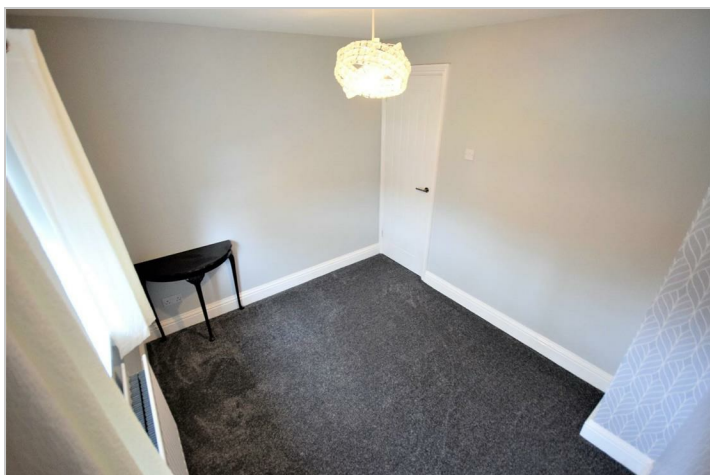
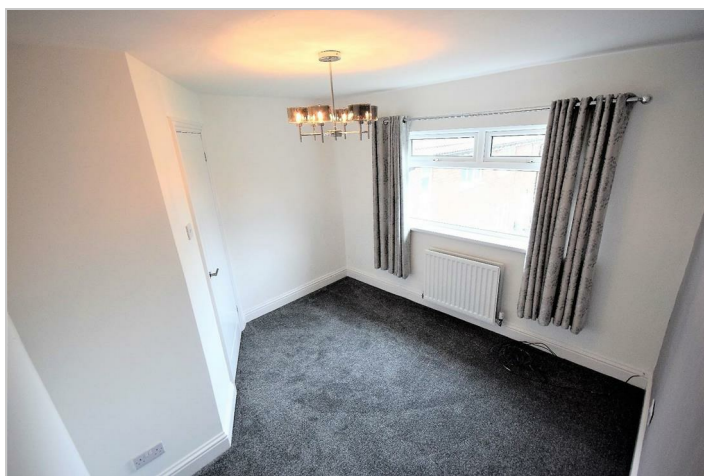
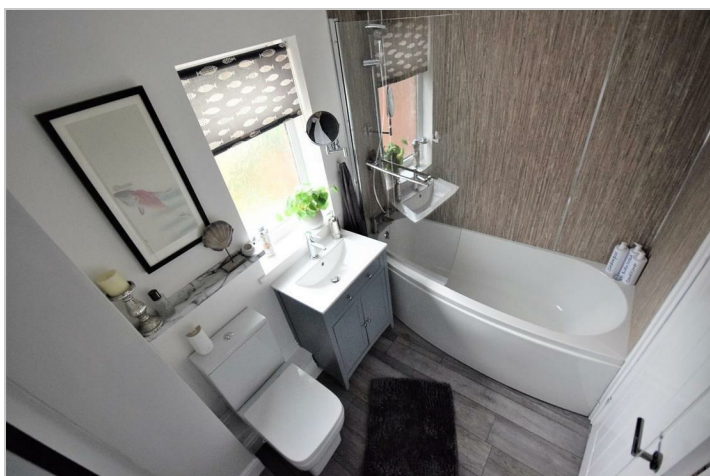
7'3" x 5'6" (2.21m x 1.68m)

Positioned towards the rear of this impressive family home adjacent to the master bedroom, the family bathroom has been beautifully remodelled with a wonderful white suite comprising of panel bath with eye catching mixer taps incorporating a chrome dual headed shower unit and a curved glazed shower

screen, a hand wash basin reset into a convenient vanity cabinet and a low level W/c. Accompaniments include attractive wall and floor coverings, an elevated radiator and a double glazed vanity window.

Outdoor Space

Towards the rear of this magnificent home, the inviting gardens have been carefully landscaped to include a fabulous private gravelled south facing patio accessed via the patio doors from the dining area making it a splendid area of entertaining guests and family functions in the warm summer months. The patio area leads past a useful brick storage outbuilding culminating at a wonderful lawned garden which also offers accessibility into the front grounds via a secure timber gate.



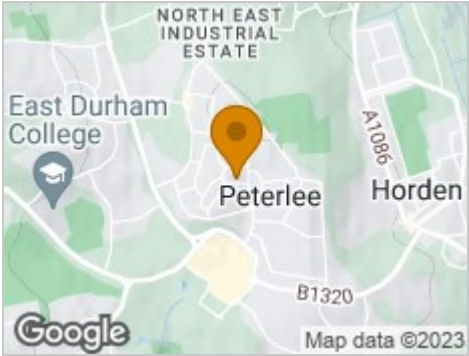
Road Map



Hybrid Map



Terrain Map



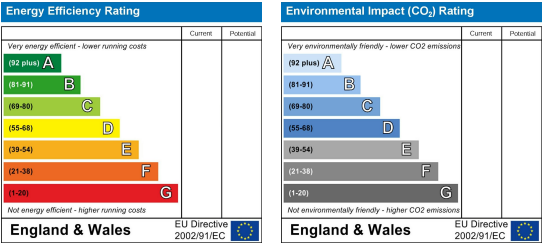
Floor Plan



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.