

HUNTERS[®]

HERE TO GET *you* THERE



Nottingham Place

Peterlee, SR8 2DL

£895 Per Calendar Month



Council Tax: A



7 Nottingham Place

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£895 Per Calendar Month



Lounge

16'10" x 10'4" (5.15m x 3.15m)

Enjoying a bright dual-aspect layout, this superb lounge is filled with natural light, with a double glazed window to the front overlooking the cul-de-sac and double glazed patio doors opening directly onto the generous rear garden, which is due to be landscaped shortly. Completing the room is a striking feature fireplace with an electric log-burner effect fire, along with a radiator for comfort.

Dining Kitchen

16'9" x 9'6" (5.13m x 2.91m)

Beautifully presented, the dining kitchen offers an excellent range of modern wall and base units, complemented by contrasting worktops and a stainless steel sink with mixer tap set beneath a double glazed window enjoying open views across the rear garden. The kitchen is well equipped with an electric oven and hob with a stylish brushed steel extractor canopy above, an integrated automatic washing machine, and a handy peninsular breakfast bar—ideal for casual dining. Open plan to the dining area, the space is bright and welcoming with a double glazed window and an external door to the front aspect. A radiator provides comfort, while the attractive newel-posted spindle staircase rises to the first floor, completing this superb sociable family space.

Utility Area

Adjoining the dining kitchen, this practical and well-planned area provides excellent additional space, featuring a handy workbench, a double glazed rear external door for easy garden access, and a further door opening into a useful storage cupboard.

Landing

Positioned at the top of the staircase from the dining kitchen, the landing provides access to the three bedrooms and the family bathroom, and is complemented by a radiator.

Master Bedroom

12'1" x 10'4" (3.69m x 3.15m)

Set to the front of the property, the master bedroom is bright and well proportioned, featuring a double glazed window, a radiator, and a useful built-in storage cupboard.

Second Bedroom

10'7" x 10'3" (3.24m x 3.14m)

The second double bedroom enjoys a front-facing double glazed window, is warmed by a radiator, and also benefits from convenient loft access.

Third Bedroom

9'1" x 6'0" into recess (2.77m x 1.84m into recess)

Positioned to the rear of the property, the third bedroom features a double glazed window, a radiator, and a useful built-in cupboard which discreetly houses the gas central heating boiler.

Bathroom

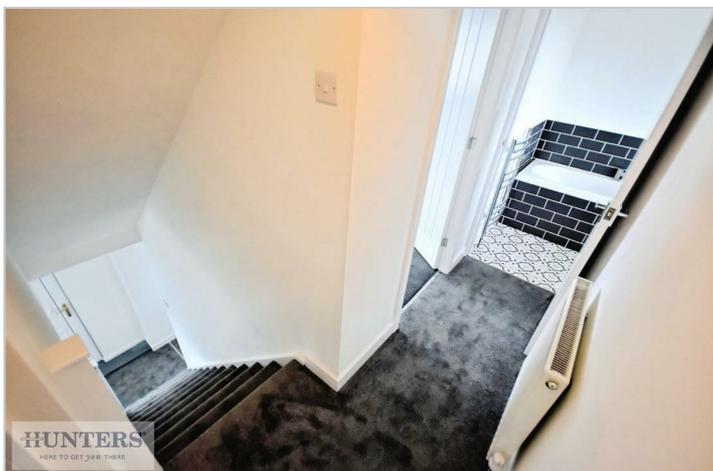
10'0" x 5'10" into recess (3.07m x 1.79m into recess)

Well presented, the family bathroom features a crisp white suite comprising a panelled bath with mixer tap fittings, a low-level WC and a pedestal hand wash basin. Finished with attractive part-tiling, the room also benefits from a contemporary chrome ladder-style radiator and a double glazed frosted window to the rear for natural light and privacy.

Outdoor Space

Tel: 0191 586 3836

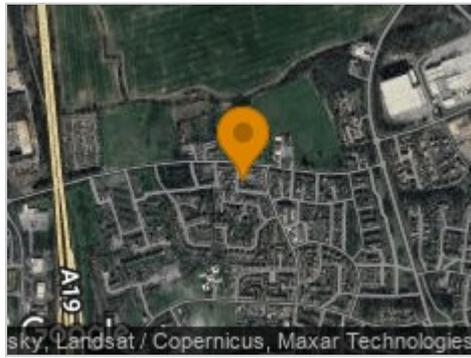
The property offers a sizeable rear garden which is ideal for families and the owners are in the process of landscaping the area with lawn turf, making it an ideal outdoor space for all the family to enjoy the warm summer months.



Road Map



Hybrid Map



Terrain Map



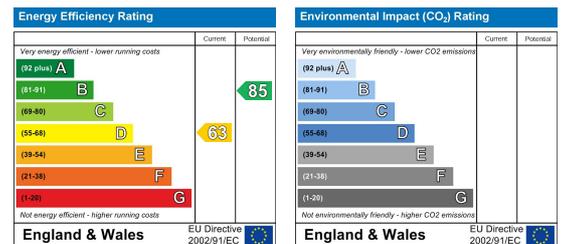
Floor Plan



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.