

HUNTERS®

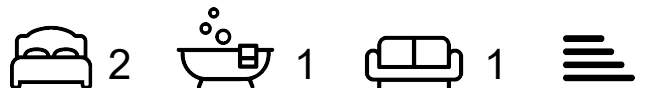
HERE TO GET *you* THERE



Little Eden

Peterlee, SR8 5HX

Offers Over £79,950



YOUR HOME SEARCH IS OVER - ORDER THE REMOVAL VAN ... Hunters are delighted to present to the market this outstanding semi detached home that has been much improved by the current owners to include contemporary finishes and a wonderful landscaped rear garden. The property is situated in a popular residential area centred upon an area of wooded parkland ideal for families and within easy reach of the town centre amenities, local schools and the A19 which interconnects with all regional centres including the historic city of Durham. The accommodation briefly comprises of both gas central heating and double glazing, an entrance hallway, lounge through dining room, kitchen, two double bedrooms and a family bathroom. EPC: On Order, Council Tax Band A. For further information and to arrange viewings please contact your local Hunters office situated in the nearby Peterlee Castle Dene Shopping Centre. "NO CHAIN"



Entrance Hallway

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

Lounge / Dining Room 18'9" x 10'7" into recess (5.74m x 3.23m into recess)

Nestled towards the rear of the home this delightful reception room incorporates a continuation of the attractive flooring from the entrance hall complimented with a pair of double glazed patio doors which open into the wonderful raised deck area preceding the landscaped gardens. Additional attributes include a further double glazed window and a two radiators.

kitchen 10'9" x 6'11" into recess (3.28m x 2.12m into recess)

Positioned towards the front of the residence this eye catching kitchen features an array of both wall and floor cabinets finished in contemporary white colour tones and contrasting work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fitments set beneath a double glazed window which overlooks the central area of wooded parkland. Further accompaniments include an electric oven and gas hob placed below an elevated brushed steel extractor canopy complimented with a novel radiator, plumbing for an automatic washing machine and space for a fridge freezer.

Landing

Positioned at the top of the stairwell leading from the entrance hallway, the landing area incorporates a useful storage cupboard, loft access and a double glazed window for natural light.

Master Bedroom 12'3" x 10'1" (3.75m x 3.09m)

Placed at the rear of the home, this lovely master bedroom includes a double glazed window offering elevated views across the landscaped gardens, a range of fitted wardrobes and a radiator.

Second Bedroom 13'1" x 8'2" (4.01m x 2.50m)

This equally appealing double bedroom adjoins the master bedroom at the rear of the property and features a double glazed window and a radiator.

Bathroom 7'0" x 5'6" (2.14m x 1.68m)

The delightful family bathroom features a white suite comprising of a "P" shaped bath accompanied with an elevated shower and a curved glazed shower screen. Additional attributes include a low level W/c and a pedestal hand wash basin, a radiator, partial wall tiling and a frosted double glazed window.

Outdoor Space

The front of the residence centres on a scenic area of wooded parkland ideal for families, whilst to the rear, the current owners have landscaped the entire area to feature a larger than average raised deck patio which intersects an area of lawn finished with gravel borders ideal for summer BBQ's and al-fresco dining during the warm summer months.

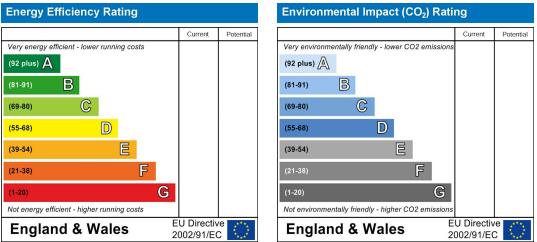
Area Map



Floor Plans



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.