

# HUNTERS®

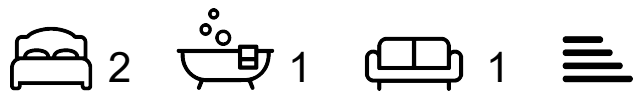
HERE TO GET *you* THERE



## Whitelea Close

Peterlee, SR8 5TH

£159,950





# 3 Whitelea Close

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## Entrance Hallway

Positioned at the side of the bungalow the well appointed entrance features a double glazed external door, convenient loft access and a cupboard housing the gas air system duct boiler.

## Lounge

19'11" x 11'3" into recess (6.09m x 3.44m into recess)

The delightful principle reception incorporates a double glazed bow window providing pleasant views across the cul-de-sac complimenting the attractive fireplace inset with an electric fire.

## Dining Room

9'10" x 8'11" (3.01m x 2.73m)

Situated off the main hallway the dining room features a double glazed window placed at the side of the bungalow and an open plan aspect to the eye catching kitchen.

## Kitchen

12'11" x 8'6" (3.95m x 2.60m)

Nestled towards the rear of the residence, the impressive kitchen comprises of a wealth of Oak fronted wall and floor cabinets finished with contrasting laminated work surfaces integrating a one and a half bowl stainless steel sink and drainer unit complete with mixer tap fitments positioned below a double glazed window overlooking the rear gardens. Integral appliances to be included in the sale comprise of a concealed dishwasher, a fridge freezer, automatic washing machine and both an electric oven and hob set beneath an elevated contemporary extractor hood. Additional attributes include a door leading into the conservatory and convenient tiled flooring.

## Conservatory

13'5" x 7'10" (4.09m x 2.41)

A lovely additional reception room providing scenic views across the rear gardens, the double glazed conservatory offers a double glazed external door, tiled flooring and a wall heater.

## Master Bedroom

12'8" x 9'4" to robes (3.88m x 2.85m to robes)

The larger than average principle bedroom includes an pleasant expanse of fitted wardrobes to the extent of an entire wall and double glazed patio doors granting access into the conservatory.

## Second Bedroom

9'11" x 8'8" (3.03m x 2.66m)

Located at the front of the bungalow, the second double bedroom features a double glazed window, exposed timber flooring and a wall heater.

## Bathroom

9'5" x 5'6" (2.88m x 1.68m)

The well appointed bathroom incorporates a white suite comprising of an elevated electric shower positioned over the panel bath, a low level W/c and a pedestal hand wash basin. Accompaniments include a frosted double glazed window to the side and tiled flooring.

## Outdoor Space

The bungalow is situated in a lovely cul-de-sac and provides a mature front garden with a lawn and shrub borders intersected with a sizable block paved driveway leading to a gated drive preceding the garage and gated access to the rear gardens. The pleasant lower than average maintenance rear gardens have been paved with dwarf walled elevated

borders and access granted into the rear of the garage.

### Garage

Detached from the bungalow, the extended garage features an up and over door opening into the block paved driveway, a rear external door into the gardens and an electrical supply.



Road Map



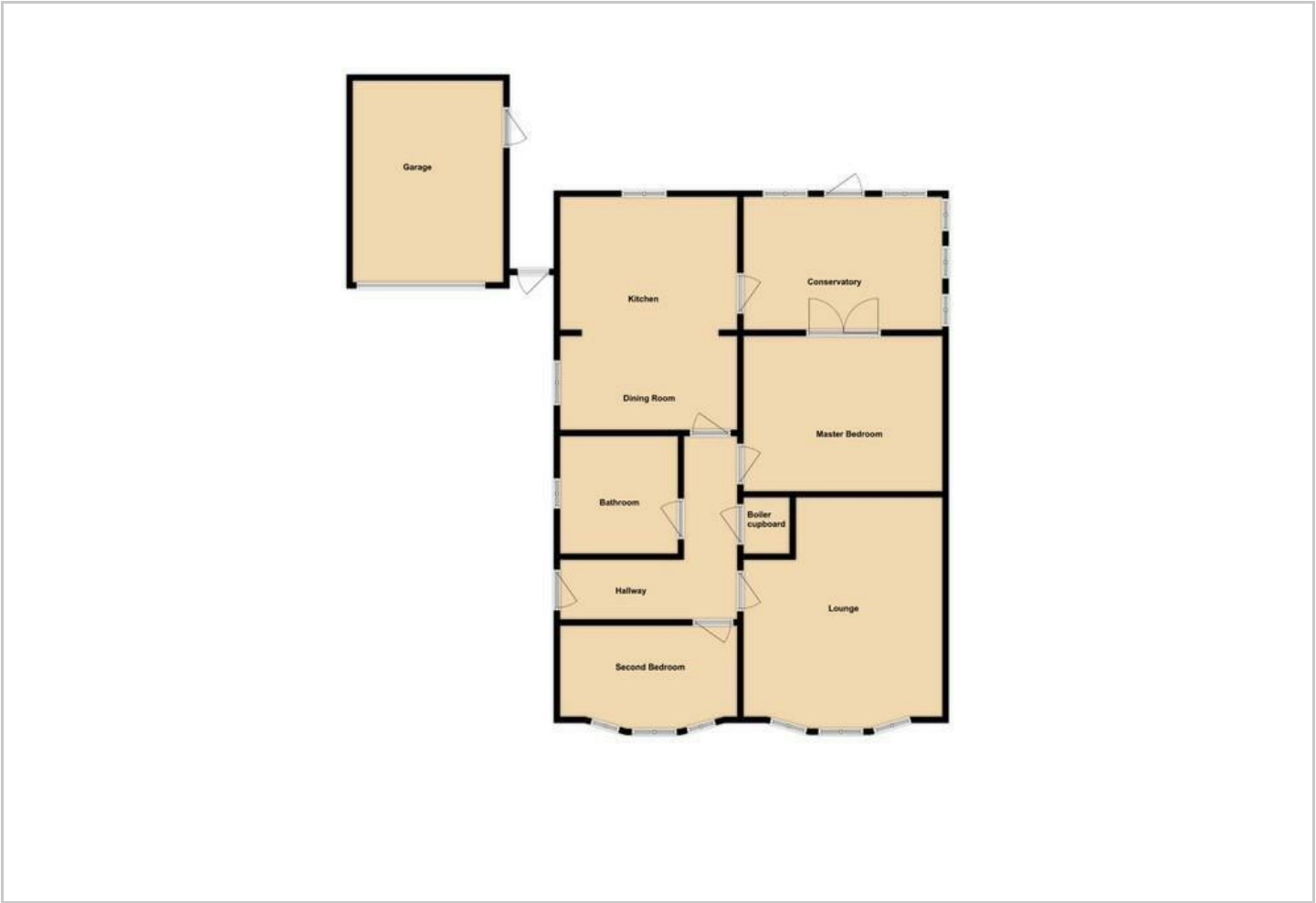
Hybrid Map



Terrain Map



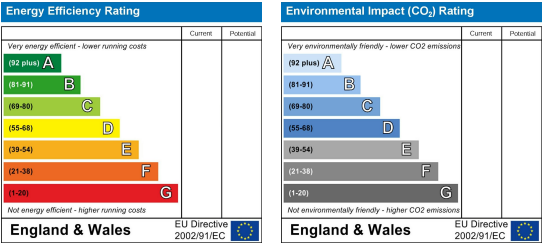
Floor Plan



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.