



HUNTERS®

## Brougham Court

Peterlee, SR8 1PZ

Offers In The Region Of £198,000



IMPRESSIVE EXTENDED RESIDENCE - VIDEO TOUR AVAILABLE ... Hunters are delighted to present to the market this outstanding three bedroom semi detached family home occupying a superior position within this ever popular residential area located within reach of local schools including Shotton Hall Academy, the scenic Castle Dene Nature Reserve, local shops and the A19 which interlinks with Sunderland, Teesside and the historic City of Durham. The extended accommodation includes three well appointed bedrooms, a dining room, larger than average lounge, a kitchen and family bathroom. Externally the property offers a lovely enclosed garden ideal for families and off street parking for two vehicles. For further information and viewings please contact your local Hunters office situated in the Castle Dene Shopping Centre.



## Entrance Porch

A bright and welcoming UPVC double-glazed entrance porch providing a useful buffer from outdoors and a great space for coats and shoes. Enjoying plenty of natural light with windows to three sides and a tiled floor for easy maintenance, the porch is further enhanced by built-in storage cabinetry, keeping the space neat and practical before stepping through into the main accommodation.

## Dining Room 13'1" x 11'7" (4.00m x 3.55m)

A fantastic everyday family space with room for a generous dining table, perfect for meals, homework or hosting. The room features attractive wood-effect flooring and a contemporary décor, with the staircase rising to the first floor and useful understairs space adding practicality. The layout flows nicely through to the kitchen, making it a great social hub of the home.

## Lounge 21'3" x 10'9" (6.48m x 3.28m)

A beautifully proportioned main reception room offering plenty of space for a full suite and additional furniture. Finished in neutral tones with a soft carpet underfoot, the room enjoys excellent natural light from the front window, while French doors to the rear create a lovely connection to the garden and make the space ideal for entertaining or family living.

## Kitchen 11'6" x 7'10" (3.52m x 2.40m)

A modern, stylish kitchen fitted with a range of sleek grey units complemented by warm wood-effect worktops and striking black metro-tile splashbacks. Well arranged for cooking and storage, the kitchen includes a built-in oven and hob with extractor, contemporary sink area, and space/plumbing for appliances. A rear door provides convenient access outside, while the patterned flooring adds real character and finish.

## First Floor Landing

A bright and well-presented landing area finished with neutral carpeting and smart white balustrade. Doors lead to the bedrooms and bathroom, creating a simple and practical layout for day-to-day living.

## Master Bedroom 13'1" x 10'8" (4.00m x 3.27m)

A comfortable double bedroom finished in modern, neutral tones and carpeted for comfort. The room benefits from excellent storage via full-height fitted wardrobes with mirrored sliding doors, helping maximise space and light, and provides ample room for a double bed and additional furnishings.

## Second Bedroom 9'5" x 6'5" (2.89m x 1.98m)

Another well-sized bedroom with a fresh, modern feel, featuring grey-toned flooring and plenty of space for bedroom furniture. A bright window brings in natural light, making it ideal as a second double, guest room, or a generous home office setup.

## Third Bedroom 9'5" x 6'5" (2.89m x 1.98m)

Located at the front of this lovely home, the third well appointed bedroom features two double glazed windows providing elevated views over the cul-de-sac, a radiator and useful storage cupboard.

## Family Bathroom 10'9" x 7'4" (3.30m x 2.26m)

A spacious and eye-catching bathroom fitted with a corner jacuzzi-style bath, pedestal wash basin and WC. Fully tiled in a contemporary mosaic finish with a modern floor covering, the room is completed with a window for ventilation and a chrome heated towel rail, creating a practical space with a touch of luxury.

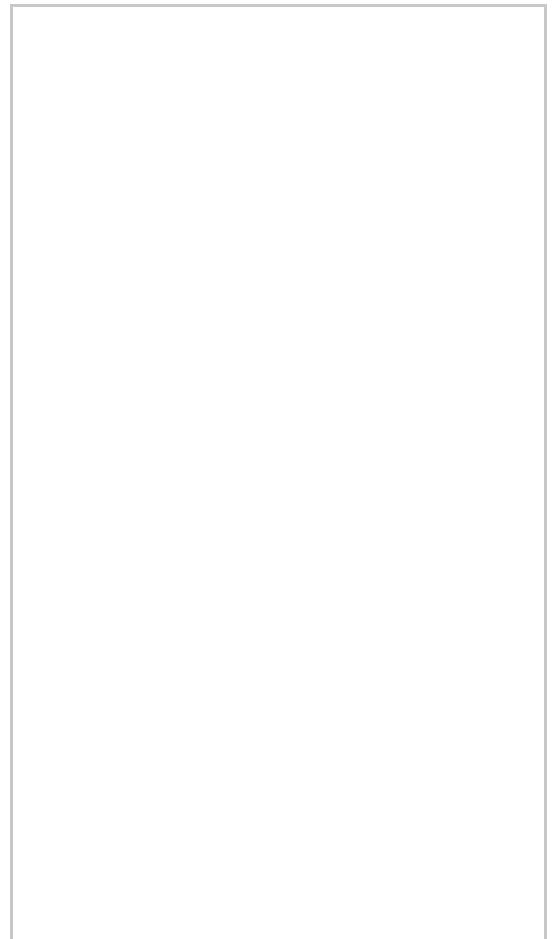
## Outdoor Space

To the rear is a private, enclosed garden mainly laid to lawn — ideal for families, pets and summer entertaining. A paved patio/seating area provides the perfect spot for outdoor furniture and a BBQ, while fenced boundaries offer good privacy. The space is simple to maintain and offers a blank canvas for anyone wanting to add planting, play equipment or further landscaping. Occupying a prominent position, the property benefits from a generous block-paved driveway providing ample off-street parking. There is also a neat lawned frontage, helping give the home a smart kerb appeal, with low boundary detailing creating a clear separation from the street.

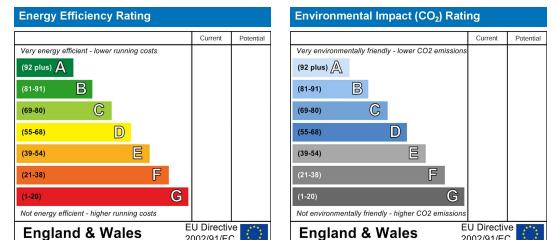
## Area Map



## 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.