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St. Leonards Close

Peterlee, SR8 2NW

Offers In Excess Of £99,950



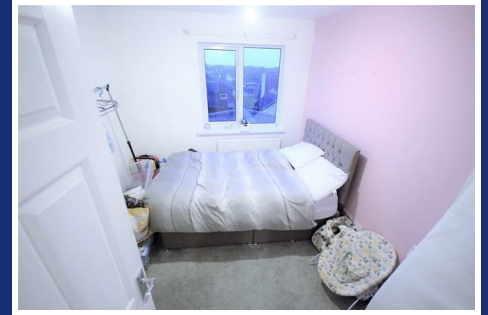
Council Tax: A



27 St. Leonards Close

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Entrance Hallway

The welcoming entrance includes a useful cloaks cupboard and a newel posted spindle staircase to the first floor landing area, complimented with laminated flooring, an understair recess and a radiator.

Lounge

16'2" x 10'0" (4.93m x 3.07m)

Providing wonderful proportions this outstanding lounge features a double glazed window which looks onto the scenic rear enclosed gardens and provides an abundance of natural light into the floor area. Additional attributes include a continuation of the laminated flooring from the entrance hallway, a radiator and a further internal door which opens into the bedroom / family room extension.

Extension - Bedroom/Dining Room

12'4" x 11'6" (3.76m x 3.53m)

Nestled into the rear gardens leading from the main lounge, this exceptional extension has facilitated the needs of a disabled relative and features double glazed patio doors which lead onto the exterior private sun terrace. Furthermore, the room includes laminated flooring, a radiator and a further internal door providing accessibility into the en-suite wet room facility.

En-Suite / Additional Bathroom

9'8" x 7'8" (2.97m x 2.35m)

This stunning facility offers larger than normal proportions and was initially constructed for a client with disabilities. Since the construction of the extension the bathroom has been modified for family use and features an attractive roll top bath complete with shower mixer taps, a low level w/c, hand wash basin and a radiator.

Kitchen

10'7" x 9'3" (3.25m x 2.84m)

The beautiful kitchen, positioned off the entrance hallway, features a wealth of wall and floor cabinets finished in a gloss white colour and contrasting laminated work surfaces incorporating a stainless steel sink and drainer unit complete with mixer tap fittings positioned below a double glazed window looking into the private rear gardens. Further attributes include an electric oven and hob set beneath a concealed extractor canopy, plumbing for an automatic washing machine and space for a fridge freezer.

First Floor Landing

An impressive gallery landing area incorporates a newel posted spindle balustrade and doors leading into three double bedrooms and the family shower room W/c respectfully.

Master Bedroom

13'5" x 9'8" (4.10m x 2.96m)

A delightful master bedroom which offers wardrobe space to an entire wall complimented with double glazed windows to the rear and a radiator.

Second Bedroom

10'2" x 9'5" (3.12m x 2.89m)

The second double bedroom is positioned adjacent to the family shower room and features a double glazed window to the rear and a radiator.

Third Bedroom

10'0" x 8'7" (3.06m x 2.63m)

Equally well appointed, the third double bedroom incorporates a double glazed window offering elevated views over the rear gardens and beyond, a radiator and laminated flooring.

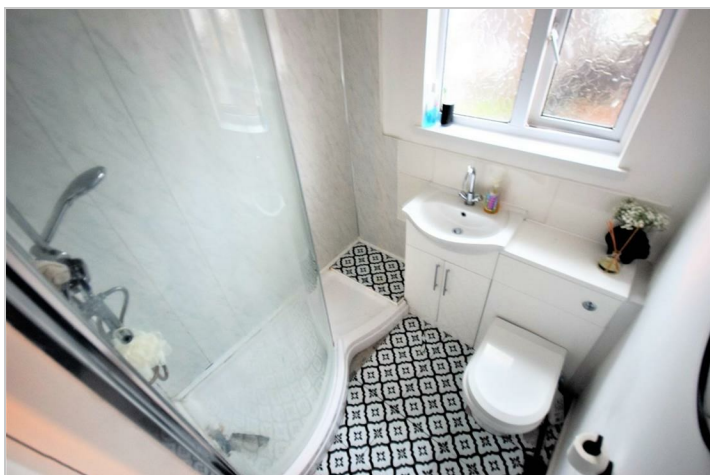
Shower Room W/c

6'2" x 5'8" (1.89m x 1.74m)

Beautifully presented the family shower room W/c features a "P" shaped shower enclosure complete with a glazed curved shower screen, an integral w/c and hand wash basin set into an eye catching vanity area finished with an elevated contemporary chrome ladder style towel radiator and a double glazed frosted window to the side of the home.

Outdoor Space

The stunning private garden has been designed with low maintenance in mind, featuring a railed deck sun terrace and paved patio area accessed via the family room/bedroom extension and the kitchen, complete with shrub borders, ideal for al-fresco dining and for all the family to enjoy the warm summer months.



Road Map



Hybrid Map



Terrain Map



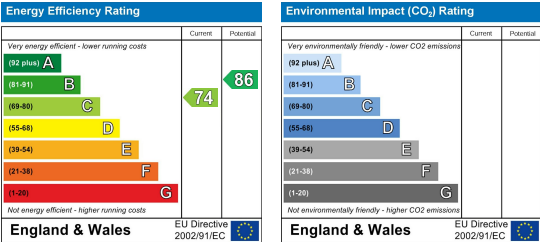
Floor Plan



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.