



Polden Close

Peterlee, SR8 2LQ

Asking Price £89,950



THREE BEDROOM END TERRACE HOUSE WITH DRIVEWAY ... Hunters are delighted to market this beautifully presented family home with the added benefit of gated off street parking and a high standard of interior fixtures. The property lies in a popular location within reach of amenities including Shotton Hall Academy, the A19 and the Castle Eden Dene Nature reserve. The accommodation briefly comprises of a lounge through dining room, kitchen, ground floor W/c, three well appointed bedrooms a family bathroom, both gas central heating and double glazing and lovely garden with off street parking facilities. For viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre. "No Chain"



ENTRANCE HALL

A welcoming entrance hall which gives an immediate sense of the care and presentation found throughout the home. The space is tastefully decorated in neutral tones and offers a pleasant first impression, with stairs rising to the first floor accommodation and internal doors leading to the principal ground floor rooms. Ideal for everyday practicality, the hallway provides a neat and tidy transition into the property.

GROUND FLOOR W/C

A useful addition to the ground floor, the cloakroom W/C is fitted with a low level W/C and pedestal hand wash basin. This convenient space is perfect for visiting guests and helps support busy family living, while also making excellent use of the available ground floor layout.

KITCHEN 11'11" x 9'4" (3.65m x 2.87m)

The kitchen is attractively fitted with a range of wall and base units complemented by contrasting work surfaces and tiled splashbacks. There is space for essential appliances along with an integrated oven, hob and extractor hood, creating a practical and functional cooking space. A window and external door to the rear allow for plenty of natural light, while the layout offers a good amount of worktop and storage space for everyday use.

LOUNGE 10'7" x 11'9" (3.25m x 3.59m)

The lounge is a stylish and comfortable reception room, beautifully presented with contemporary décor and designed to provide a cosy yet inviting place to relax. An attractive archway creates an open feel through to the dining room, enhancing the overall flow of the home and making the space ideal for both day-to-day living and entertaining. This room offers a lovely balance of warmth and practicality.

DINING ROOM 10'8" x 10'4" (3.26m x 3.17m)

Positioned adjacent to the lounge, the dining room is a superb separate reception area with ample space for a family dining table and chairs. Beautifully styled and well proportioned, it lends itself perfectly to formal dining, family meals or even as a flexible second sitting area if required. The open connection to the lounge creates a sociable arrangement while still retaining definition between the two spaces.

LANDING

Set at the top of the staircase, the landing provides access to the three bedrooms and family bathroom. Nicely presented and bright, it contributes to the airy feel of the first floor and offers a practical central point to the bedroom accommodation.

MASTER BEDROOM 12'0" x 10'8" (3.66m x 3.26m)

A generous principal bedroom situated to the front of the property, offering excellent proportions and a calm, modern finish. This impressive double room provides ample space for a large bed and freestanding furniture, while the natural light helps to create a bright and restful atmosphere. A superb main bedroom for a couple or growing family.

SECOND BEDROOM 11'9" x 10'8" (3.60m x 3.27m)

Another excellent double bedroom, the second room is well sized and beautifully presented, making it ideal for children, guests or even as an additional main bedroom option. With comfortable proportions and space for a variety of furniture arrangements, this is a versatile and highly practical room.

THIRD BEDROOM 9'4" x 7'1" (2.87m x 2.18m)

The third bedroom is a well-appointed single room which would work perfectly as a child's bedroom, nursery, dressing room or home office. Positioned to offer flexibility depending on a buyer's needs, it adds valuable adaptability to the overall accommodation.

FAMILY BATHROOM 7'0" x 5'10" (2.15m x 1.78m)

The family bathroom is fitted with a clean and modern white suite comprising a panel bath, pedestal wash hand basin and low level W/C. The room is bright and neatly finished, with contemporary styling that creates a fresh and functional space suitable for everyday family use.

EXTERNAL

Externally, the property benefits from enclosed outside space designed for ease of maintenance and enjoyment. To the rear there is a pleasant paved seating area alongside artificial lawn and gravelled sections, creating an attractive space to sit out and unwind. The home also benefits from off street parking, adding further practicality and appeal for modern buyers. To the front, the property enjoys a pleasant open aspect within the cul-de-sac setting.

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.

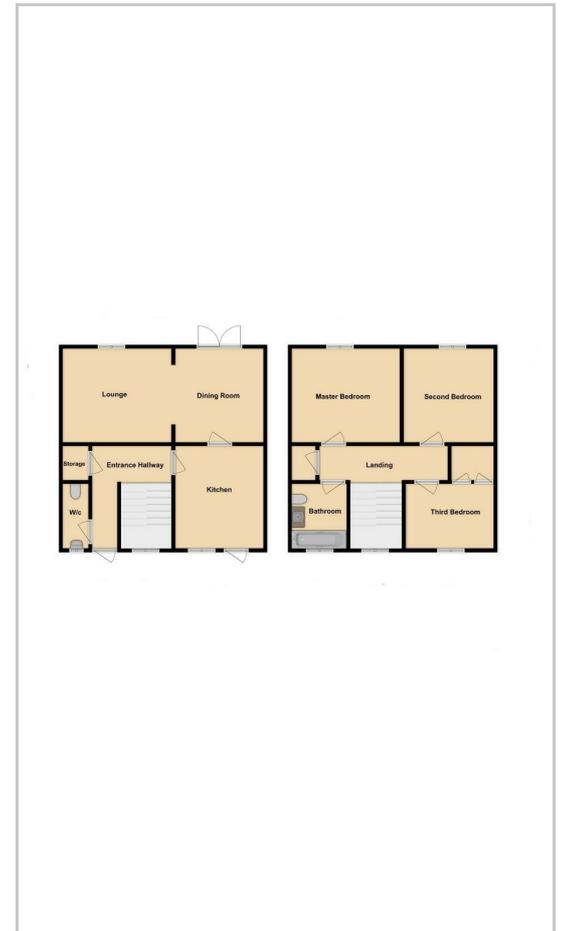
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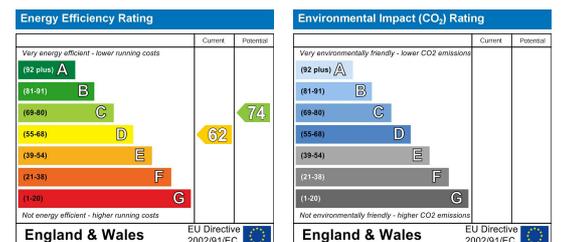
Area Map



Floor Plans



Energy Efficiency Graph



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