

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Jarvis Road

Peterlee, SR8 5EJ

Offers Over £79,950



Council Tax: A



# 12 Jarvis Road

Peterlee, SR8 5EJ

Offers Over £79,950



## Kitchen

12'6" x 11'9" (3.83m x 3.60m)

Situated at the front of this wonderful home, the appealing kitchen provides a wealth of both wall and floor cabinets finished with contemporary colours and contrasting work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings positioned below a double glazed window offering open views across the front grounds and driveway. Additional attributes include a composite external door, plumbing for an automatic washing machine, an electric oven and hob set below an extractor hood, a radiator and an open stairwell to the first floor landing area. We have been informed that the gas boiler situated in the kitchen had been replaced for peace of mind.

## Lounge

13'7" x 12'7" (4.16m x 3.86m)

The delightful lounge area is nestled towards the rear of the residence incorporating attractive laminated flooring leading to the double glazed patio doors complete with tinted windows which open into the lovely predominantly south facing rear gardens. Additional attributes include a further double glazed window to the rear, two radiators and doorway to the ground floor W/c.

## Cloak Room W/c

Nestled from the lounge, this useful facility accommodates a low level W/c, a radiator, a hand wash basin and an extractor fan.

## Landing

A welcoming landing area which features a newel post spindle balustrade and a useful storage cupboard.

## Master Bedroom

12'7" x 11'8" (3.85m x 3.57m)

The well appointed master bedroom incorporates a radiator and a double glazed window positioned at the front of the home providing elevated views across the front grounds and off street parking facility.

## Second Bedroom

11'10" x 6'6" (3.61m x 1.99m)

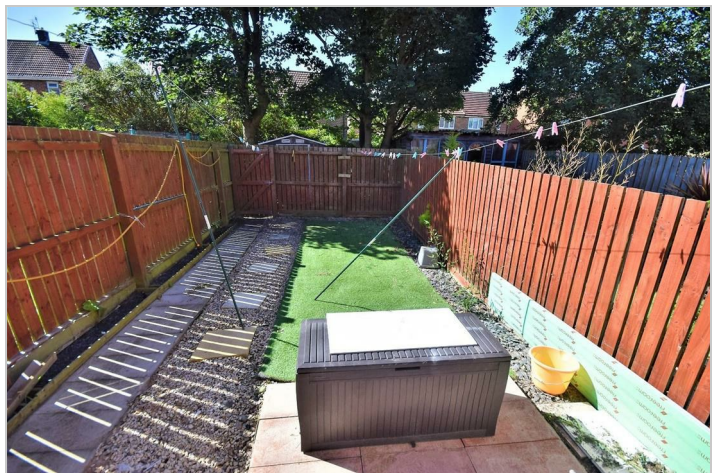
Located at the rear of the property, the second bedroom features a radiator and a double glazed window overlooking the scenic rear gardens.

## Family Bathroom

6'4" x 5'9" (1.94m x 1.76m)

## Outside Space

To the front of the residence there is a drive preceding lawned gardens and a pathway to the front door accompanied with a further pathway leading round the adjoining property facilitating access into the south facing rear gardens. The enclosed rear gardens comprise mostly of a synthetic lawn with a pathway leading to a patio accessed via the double glazed patio doors in the lounge, ideal for all the family to enjoy the outdoors during the warm summer months.



## Road Map



## Hybrid Map



## Terrain Map



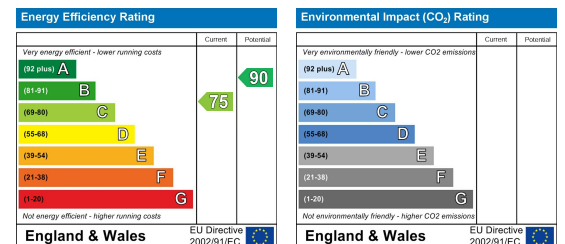
## Floor Plan



## 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.