

# HUNTERS<sup>®</sup>

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## Buttermere

Peterlee, SR8 1JF

Asking Price £190,000

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Council Tax: C





# 4 Buttermere

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## Entrance Porch

Located at the front of the residence the entrance features an external double glazed door accompanied with a double glazed window and an interior door to the lounge.

## Lounge / Dining Room

27'8" x 11'0" into recess (8.45m x 3.37m into recess)

Beautifully presented and providing pleasant views across an area of parkland to the front of the home through double glazed windows, the lounge through dining room includes an attractive centrally positioned fireplace in the lounge area inset with a granite effect back, hearth and an electric living flame effect fire. Further attributes include an open twisting stairwell to the first floor, two radiators and a pair of double glazed doors which open into the garden room preceding the landscaped south facing gardens.

## Garden Room

13'1" x 7'11" (4.01m x 2.43m)

Nestled at the rear of the home the garden room provides a wonderful additional reception room offering lovely views across the south facing gardens through double glazed windows accompanied with double glazed patio doors leading onto the delightful patio and a tiled floor.

## Kitchen

10'1" x 9'6" (3.09m x 2.90m)

The wonderful kitchen provides an array of both wall and floor cabinets finished in light beech colour tones and contrasting laminated work surfaces which integrate a one and a half bowl stainless steel sink and drainer unit complete with mixer tap

fitments set below a double glazed window offering unrestricted views across the attractive rear gardens. Additional accompaniments include an integrated automatic washing machine, a concealed fridge freezer, dishwasher and an electric double oven and hob located below a contemporary brushed steel extractor canopy, a radiator and an exterior double glazed door which opens onto the larger than average paved patio which precedes the gardens.

## Landing

A welcoming area at the top of the twisting stairwell from the lounge through dining room, the landing features an eye catching balustrade and a useful storage linen cupboard.

## Master Bedroom

12'9" x 9'10" (3.90m x 3.01m)

Located at the front of this wonderful family home, the master bedroom provides an array of fitted mirror fronted wardrobes, a radiator, loft access and double glazed windows which offer lovely elevated views across the front gardens towards the scenic area of parkland.

## Second Bedroom

10'1" x 9'10" (3.08m x 3.00m)

Situated at the rear of the residence the second double bedroom includes a radiator, a useful storage cupboard which conceals the Baxi gas combination boiler and a double glazed window offering views across the private gardens.

## Third Bedroom

9'8" x 8'11" (2.97m x 2.73m)

This unusually larger than the average third double

bedroom, which is an appealing attribute for families, features a double glazed window with elevated views across the area of parkland towards the front of the home and a radiator.

### Bathroom

7'2" x 6'10" (2.19m x 2.10m)

Beautifully presented, the family bathroom includes a contemporary suite comprising of a shower set over the panel bath complete with a bi-folding glazed shower screen, a hand wash basin and a low level W/c. Accompaniments include a double glazed vanity window positioned to the rear of the home attractive wall and floor tiling and a chrome finished ladder style towel radiator.

### Integral Garage

15'4" x 8'1" (4.68m x 2.48m)

The integral garage is a splendid attribute not just for secure parking and storage but also adjoins the neighbouring garage which provides the probability in insulating any noise from the living room into the neighbouring property. The garage also includes a roller garage door accompanied with electrical outlets and a light fitting.

### Outside Space

The property is set in a popular position within the cul-de-sac with open views across the parkland and includes a larger front driveway suitable for the off street parking for numerous vehicles leading to the garage and a gate providing access into the eye catching rear landscaped gardens. The predominantly south facing rear gardens feature a sizeable walled patio preceding the synthetic turfed gardens which are boarded with various mature shrubs making it an ideal secure outdoor space for all the family and al-fresco dining in the warm summer months.





## Road Map



## Hybrid Map



## Terrain Map



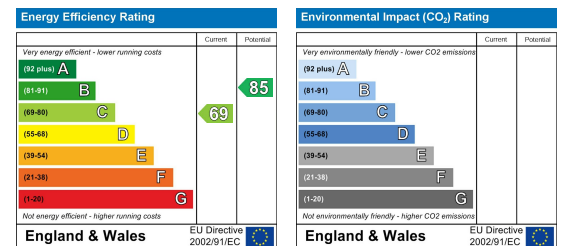
## Floor Plan



## 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.