

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## The Coppice

Easington, Peterlee, SR8 3NU

Offers In Excess Of £219,950



Council Tax: C



# 9 The Coppice

Easington, Peterlee, SR8 3NU

Offers In Excess Of £219,950



## Entrance Halway

Incorporating a double glazed external door and a radiator.

## Lounge

15'9" x 12'6" (4.82m x 3.82m)

A beautifully presented principle reception boasts a double glazed bay window providing views across the front grounds and French doors to the exquisite dining kitchen. Additional accompaniments include a radiator and an open arch aspect to the inner hallway which provides accessibility via a staircase to the first floor.

## Dining Kitchen

19'6" x 10'5" (5.96m x 3.18m)

A truly remarkable kitchen awaits the potential new owners of this delightful family home, comprising of an array of matching wall, base and larder style cabinets integrated with granite effect work surfaces that integrate a one and a half bowl stainless steel sink and drainer unit complete with mixer tap fitments positioned below a double glazed window offering unrestricted views across the rear gardens. Additional attributes include an appealing peninsular breakfasting bar, fitments for a Range style cooker set below an elevated brushed steel extractor canopy, a door to the cloakroom accompanied with an exterior double glazed door opening into the rear gardens and beautiful bi-fold doors which offer accessibility into the enchanting garden room.

## Cloakroom

This useful facility incorporates a low level W/c, a hand wash basin set into a vanity cabinet complete with mixer tap fitments, a double glazed window and a radiator.

## Garden Room

10'11" x 10'1" (3.34m x 3.09m)

An excellent addition to this spectacular residence which provides a wonderful further reception room granting accessibility into the gardens via double glazed patio doors and the dining kitchen by means of the bi-folding doors. The garden room has been finished with attractive high gloss floor tiling complimenting the recessed spotlighting and also features radiators, making the area comfortable for use during the winter months.

## Landing

Located at the top of the stairwell from the inner hallway leading from the lounge, this welcoming area features a double glazed window and an attractive newel posted spindle balustrade.

## Master Bedroom

12'2" x 9'7" (3.73m x 2.93m)

Nestled towards the rear of the home the master bedroom offers accessibility into the family bathroom, fitted wardrobes, a radiator and double glazed windows providing elevated views across the rear gardens towards the distant coastline.

## Family Bathroom

8'6" x 8'3" (2.61m x 2.52m)

This unique family bathroom rarely found with this amount of space features a Jack and Gill style door aspect granting access from both the master bedroom and the landing area. The four piece suite features a striking shower enclosure complete with an electric shower and a glazed shower screen door, a panel bath with concealed water fall style mixer tap fitments, an eye catching contemporary hand wash basin conveniently set into a vanity

cabinet with concealed mixer tap fittings, a concealed flush W/c and two double glazed vanity windows.

### Second Bedroom

12'11" x 7'8" (3.95m x 2.34m)

The second double bedroom features double glazed windows and a radiator.

### Third Bedroom

10'0" x 9'6" (3.05m x 2.90m)

This well appointed third double bedroom offers double glazed windows and a radiator.

### Fourth Bedroom

9'5" x 7'1" (2.88m x 2.17m)

Presently utilised as an office space this delightful fourth bedroom includes laminated flooring, a double glazed window and a radiator.

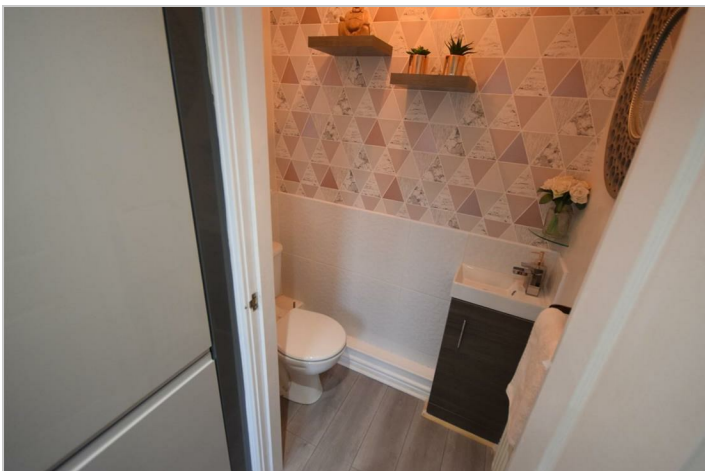
### Garage

The sizable integral garage features a roller garage door opening onto the double width block paved driveway.

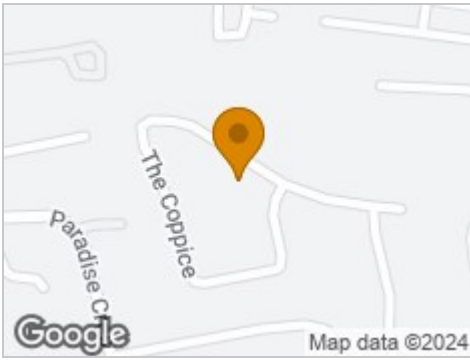
### Outdoor Space

Located to the front of the property there is a lawned

area boarded with plants and shrubs intersected with a double width driveway and an access gate to the rear gardens. To the rear of this superb family home the generous garden has been landscaped for lower than average maintenance incorporating a sizable block paved patio with boarder shrubs and a wonderful elevated wood decking area perfect for barbeques and alfresco dining in the warm summer months.



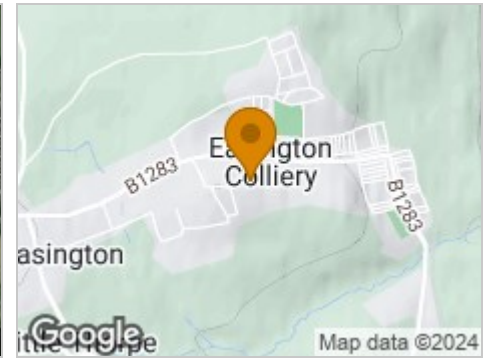
## Road Map



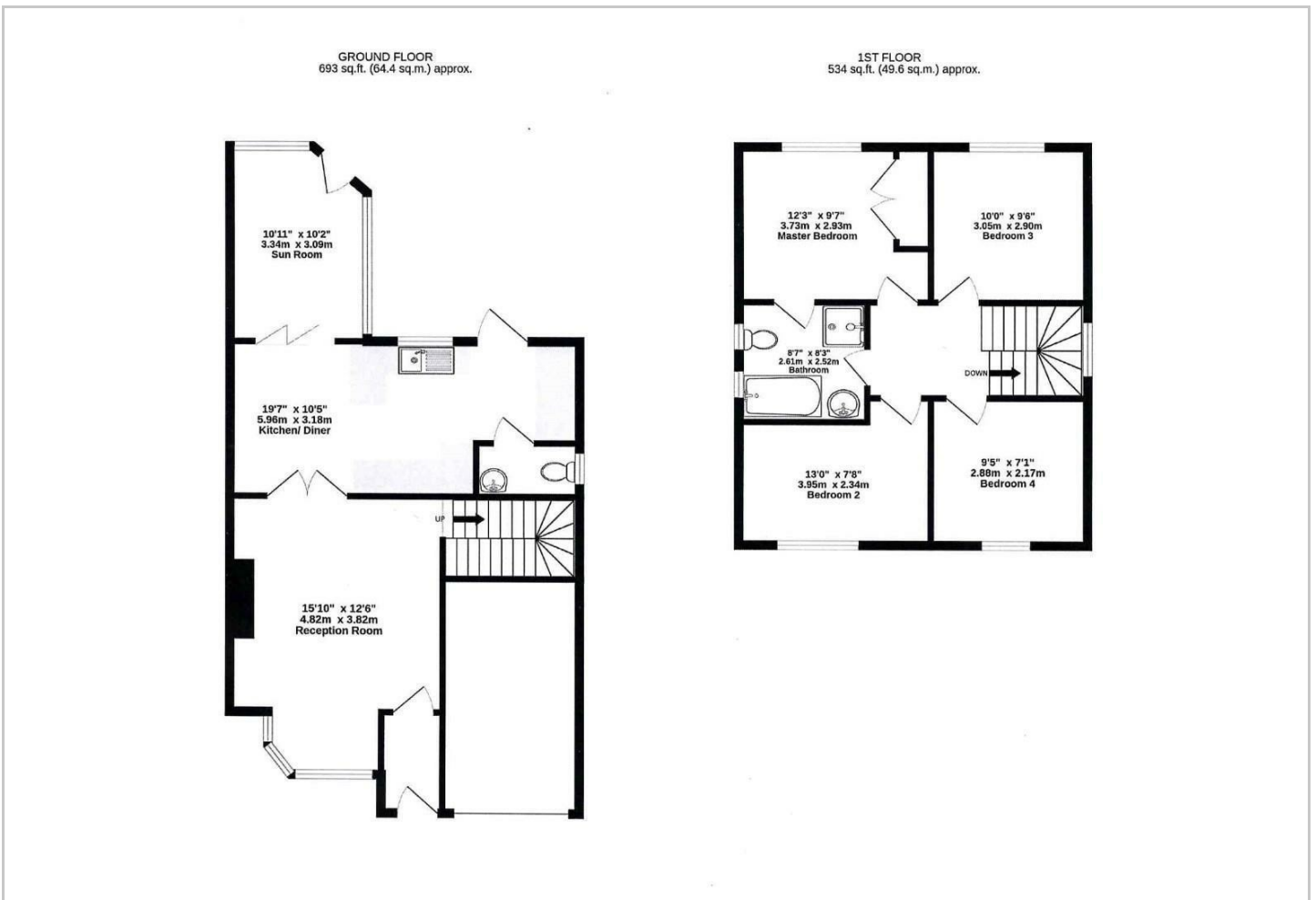
## Hybrid Map



## Terrain Map



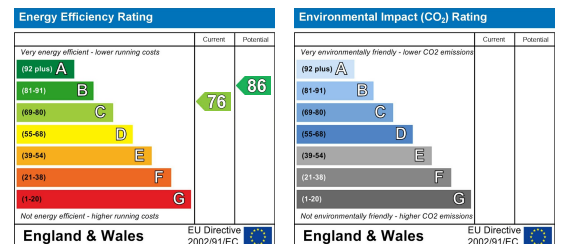
## Floor Plan



## 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.