

# HUNTERS®

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## Eastdene Way

Peterlee, SR8 5TL

Offers Over £149,950



THREE BEDROOM SEMI DETACHED HOUSE - SOUTH FACING GARDENS & GARAGE .. Hunters are pleased to present to the market this lovely family home situated within a peaceful pedestrian area blessed with green open spaces and situated within reach of local schools, the town centre amenities and the A19 which interlinks with Sunderland, Teesside and Durham. The accommodation briefly comprises of an entrance porch which leads into the inviting hallway, a well appointed lounge and dining room which opens into the rear south facing private gardens, a kitchen with an adjoining utility room, lovely family bathroom and a garage. For further information and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping centre.



### Entrance Porch & Hallway

This inviting entrance features an exterior double glazed door accompanied with double glazed windows, eye catching flooring and an appealing open aspect into the hallway which incorporates stairs to the first floor and a radiator.

### Lounge 13'1" x 12'5" (3.99m x 3.79m)

The lounge provides attractive views across the front grounds towards the pedestrianised cul-de-sac through a double glazed window complimented with striking herring bone style flooring. Further accompaniments include a radiator and a feature open aspect into the dining room.

### Dining Room 8'8" x 7'8" (2.66m x 2.36m)

This charming additional reception offers a continuation of the eye catching herring bone style flooring from the lounge leading to a pair of double glazed patio doors which offer accessibility into the outstanding rear south facing gardens.

### Kitchen 10'11" x 7'6" (3.33m x 2.29m)

Located between the dining room and the utility room, the kitchen features an array of wall and floor cabinets finished with contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fitments set below a double glazed window offering unrestricted views across the south facing rear gardens. Accompaniments include an electric oven and hob positioned beneath an elevated brushed steel extractor canopy, a useful understairs pantry cupboard, radiator and a convenient tiled floor.

### Utility Room 10'7" x 6'6" (3.24m x 1.99m)

Offering a continuation of the tiled flooring from the kitchen, this useful facility provides an array of both wall and floor cabinets complete with contrasting laminated work surfaces and plumbing for an automatic washing machine. Further attributes include an external double glazed door leading into the rear gardens accompanied with a double glazed window and an additional double glazed window overlooking the front grounds.

### First Floor Landing

Set at the top of the stairwell from the entrance hall, the landing area features a double glazed window to the side of the residence, convenient loft access and a useful linen cupboard.

### Master Bedroom 12'3" x 9'1" to robes (3.75m x 2.79m to robes)

Positioned at the front of the property, the master bedroom includes a double glazed window offering elevated scenic views across the front gardens towards the pedestrian walkway, fitted wardrobes and a radiator.

### Second Bedroom 9'10" x 9'1" (3.02m x 2.77m)

Located at the rear of the residence the second double bedroom provides lovely elevated views across the rear gardens through double glazed windows and a radiator.

### Third Bedroom 8'9" x 6'5" (2.69m x 1.96m)

The third bedroom is positioned adjacent to the master bedroom at the front of the home and includes a radiator and double glazed windows.

### Family Bathroom 6'4" x 5'4" (1.94m x 1.65m)

The stylish refitted contemporary bathroom suite comprises of a panel bath complete with shower mixer tap fitments and a contemporary vanity unit housing the concealed flush W/c and a rectangular hand wash basin finished with mono-block mixer tap fitments. Accompaniments include an impressive elevated towel radiator and a frosted double glazed window to the rear of the home.

### Outdoor Space

Towards the front of the residence the lawned gardens are accessed via a pedestrian walkway from the garage and communal parking area. A side gate opens into the lovely south facing rear gardens which are an ideal accompaniment for families, comprising mostly of lawns, a sizable timber deck recreational area and larger than average paved patio which can also be accessed from the residence via the double glazed patio doors in the dining room and the exterior door in the utility room.

### Garage

The garage is situated within 50 metres of the property in a block of four garages and offers an end position with a white coloured garage door for secure parking.

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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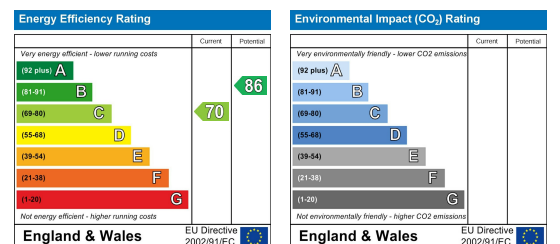
## Area Map



## Floor Plans



## Energy Efficiency Graph



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