



## Webb Square

Hornden, SR8 4AQ

£99,950



A BEAUTIFUL FAMILY HOME WITH LOVELY GARDENS ... It is a pleasure to market this wonderful residence which offers a wealth of space, larger than average gardens and a family room which has been converted from the attached garage accommodating a log burning stove. The property is situated within reach of an award winning coastline, the Hornden railway station, schools and the A19 which interlinks with all regional centres. The accommodation includes three bedrooms, a lounge through dining room, a conservatory and an additional family room, a kitchen, first floor family bathroom and a ground floor W/c situated off the family room. Please contact your local Hunters Office situated in the nearby Peterlee Castle Dene Shopping Centre. EPC E, Council Tax Band A. "No Chain"



### Entrance Hallway

Situated at the front of this lovely family residence the hallway includes laminated flooring, a radiator, cloaks recess and a feature staircase leading to the first floor landing area. Two internal doors offer accessibility into the lounge and the kitchen respectively.

### Lounge 15'10" x 10'4" (4.84m x 3.17m)

Located at the front of the property this generously appointed principle reception room offers a feature living flame gas fire and a radiator complimented with an open access to the dining room ultimately leading into the conservatory and double glazed windows overlooking the front grounds.

### Dining Room 7'4" x 7'10" (2.26m x 2.40m)

A delightful reception nestled between the lounge and the conservatory which incorporates an attractive open access to the lounge and double glazed patio doors opening into the conservatory. Additional accompaniments include a radiator.

### Conservatory

This pleasant lean-to conservatory provides lovely views and an external door into the larger than average rear gardens and double glazed patio doors opening into the dining room.

### Kitchen 11'5" x 9'11" (3.49m x 3.03m)

This wonderful kitchen includes a wealth of floor cabinets finished in an white colour tones and contrasting granite effect laminated work surfaces and a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window overlooking the rear gardens. Accompaniments include an integral oven and an electric hob, plumbing for both an automatic washing machine, space for a fridge freezer and doors offering accessibility into the family room which has been converted from the garage with the ground floor W/c and the hallway.

### Family Room 22'0" x 9'7" (6.73m x 2.94m)

Converted from the original attached garage, the family room features an eye catching log burning stove complimented with double glazed windows to both the front and rear elevations accompanied with an exterior door to the rear gardens. Further attributes include an adjoining ground floor W/c featuring a low level W/c and a hand basin.

### Landing

An attractive area set to the top of the stairwell from the hall which includes a double glazed window to the side elevation permitting natural light into the floorspace and internal doors opening into the three bedrooms and the family bathroom.

### Bathroom

The delightful family bathroom features a white suite comprising of a panel bath with an overhead shower, a low level W/c and a pedestal hand wash basin. Additional attributes include a useful linen cupboard, tiled effect laminated flooring and two double glazed windows positioned to both the side and rear elevations.

### Master Bedroom 12'9" x 10'4" (3.90m x 3.17m)

Situated to the front of the home, the master bedroom includes fitted mirror fronted wardrobes to the extent of an entire wall complimented with double glazed windows offering attractive elevated views and a radiator.

### Second Bedroom 12'2" x 7'11" (3.73m x 2.42m)

The second additional double bedroom provides welcoming elevated views over the larger than average rear gardens through double glazed windows, a radiator and useful storage cupboard.

### Third Bedroom 9'6" x 8'5" into recess (2.91m x 2.57m into recess)

Situated adjacent to the master bedroom at the front of the property this wonderful third bedroom includes double glazed window and a radiator.

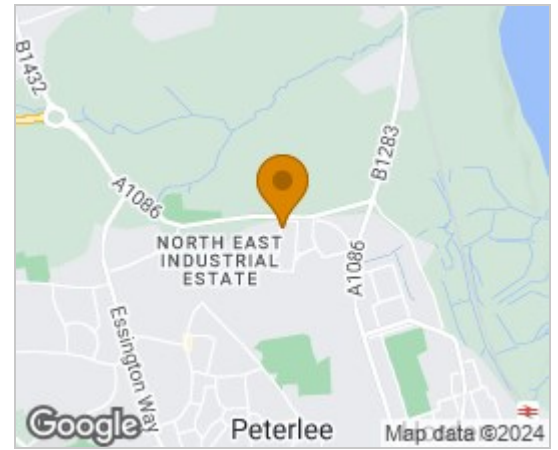
### Outdoor Space

Such a major attribute for families and keen gardeners, the larger than average rear gardens comprise of an elevated timber deck area accessed via the family room, ideal for family gatherings and the entire family to enjoy the warm summer months. Furthermore, the gardens comprise of lawns and a meandering pathway. To the front there are lower than average maintenance gardens which accommodate a useful off street parking facility on the drive.

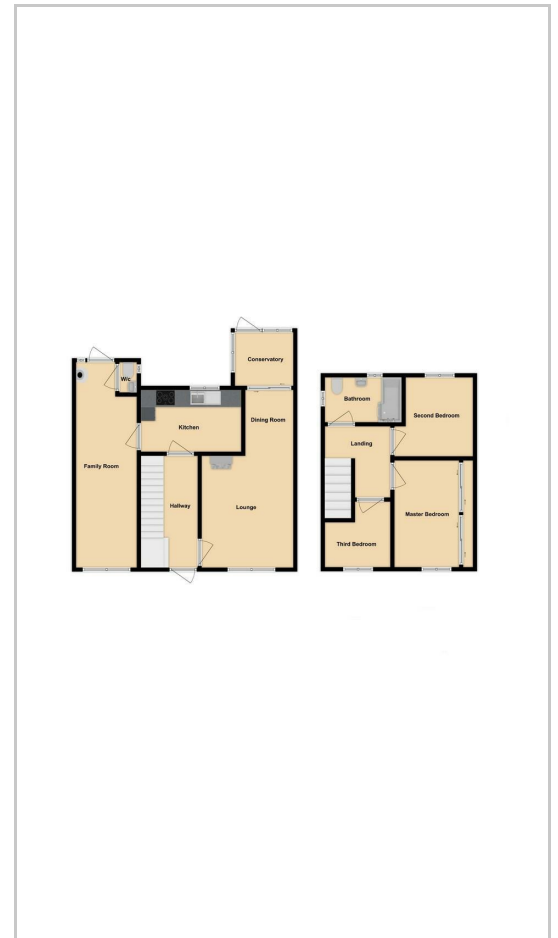
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Tel: 0191 586 3836 Email: peterlee@hunters.com <https://www.hunters.com>

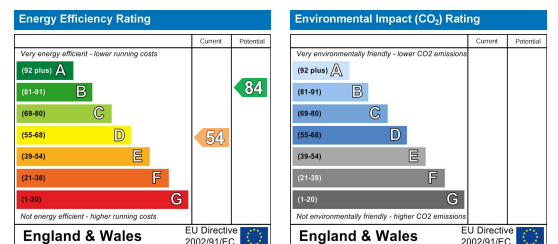
## Area Map



## Floor Plans



## Energy Efficiency Graph



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