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Burn Gardens

Easington Village, SR8 3JR

Asking Price £259,950



" LIVE THE DREAM " FOUR BEDROOM DETACHED FAMILY HOME - SOUTH FACING GARDENS ... Hunters are delighted to be offered the opportunity to market this exemplary executive residence situated in this popular cul-de-sac which has been subject to significant upgrades and extensions including a sumptuous master bedroom suite built over the garage, a spectacular extended kitchen/breakfast room and enchanting landscaping within the larger than average south facing gardens. The accommodation briefly comprises of a lounge, dining room, south facing conservatory, a kitchen/breakfast room, ground floor cloakroom, four well appointed bedrooms, both a family bathroom, an en-suite facility and an integral garage. EPC: C, Council Tax Band C. For further information and viewings please contact your local Hunters office located within the nearby Peterlee Castle Dene Shopping Centre.



Entrance Hallway

The welcoming entrance features a double glazed exterior door accompanied with a double glazed window, attractive laminated flooring, a radiator and a newel posted stairwell to the first floor.

Cloakroom W/c

Located within the understairs recess this useful facility incorporates a low level W/c and a rectangular hand wash basin conveniently placed into a vanity cabinet.

Lounge 14'4" x 13'4" (4.38m x 4.07m)

Situated at the front of this spectacular home, the lounge comprises of a double glazed window overlooking cul-de-sac and front grounds complimented with an open plan aspect to the dining room and a radiator.

Dining Room 10'0" x 9'6" (3.05m x 2.92m)

Nestled towards the rear of the residence, adjoining the lounge, kitchen and the conservatory, this exemplary reception room features two sets of double glazed patio doors offering accessibility into the rear external grounds and conservatory respectively, eye catching laminated flooring and a radiator.

Conservatory 11'8" x 11'6" (3.58m x 3.53m)

Offering a spectacular view across the south facing gardens, the double glazed conservatory features a pair of double glazed doors which open onto the beautiful paved patio area preceding the gardens and convenient laminated flooring.

Kitchen / Breakfast Room 19'7" x 11'8" (5.97m x 3.57m)

The eye catching kitchen / breakfast room has been extended to feature an inspiring culinary area providing a wealth of both wall and floor cabinets finished in contemporary gloss white colour tones and contrasting laminated work surfaces and a peninsular breakfasting bar which integrate a complimenting one and a half bowl sink and drainer unit complete with mixer tap fittings and an impressive vaulted ceiling and double glazed patio doors granting access onto the charming secluded rear patio area accompanied with a double glaze window. Additional attributes include an elevated double oven and an electric hob positioned beneath a brush steel extractor canopy, plumbing for an automatic dishwasher, a radiator and door access into the garage.

Landing

Situated at the top of the stairwell leading from the entrance hallway, the delightful landing area encompasses an attractive newel posted spindle balustrade, convenient loft access, a linen cupboard,

Master Bedroom Suite 19'10" x 9'1" (6.07m x 2.78m)

Created by a significant extension above the garage, this beautiful master bedroom suite provides a wonderful dual aspect featuring double glazed windows offering elevated views across the cul-de-sac to the front, accompanied with a French balcony with double glazed doors to the rear. The master bedroom includes a radiator and fitted wardrobes together with a lovely open archway leading into the en-suite facility.

En-suite

The sumptuous en-suite facility incorporates a lovely glazed shower enclosure complete with chrome fixtures, a contemporary towel radiator and a rectangular sink inset into a vanity cabinet.

Second Bedroom 11'6" x 10'9" (3.51m x 3.29m)

Situated at the front of this outstanding family home, the second well appointed double bedroom features double glazed windows providing elevated views across the cul-de-sac and a radiator.

Third Bedroom 12'1" x 9'4" to robes (3.69m x 2.86m to robes)

Adjoining the second bedroom and positioned towards the rear of the home, the imposing third double bedroom includes a wealth of fitted wardrobes, a radiator and a double glazed windows.

Fourth Bedroom 9'1" x 8'11" into recess (2.78m x 2.72m into recess)

The delightful fourth bedroom encompasses double glazed windows offering elevated views across the cul-de-sac at the front of the residence, a fitted storage cupboard and a radiator.

Family Bathroom 7'9" x 6'3" (2.37m x 1.92m)

Well presented, the family bathroom features a white suite comprising of a panel bath complete with an overhead shower and glazed shower screen, a low level W/c and a pedestal hand wash basin. Accompaniments include a frosted double glazed window and a radiator,

Garage 19'10" x 9'1" (6.07m x 2.78m)

The integrated garage provides an electrical power supply accompanied with a wall mounted gas boiler, a garage door opening onto the double drive and a further double glazed door providing accessibility into the gardens.

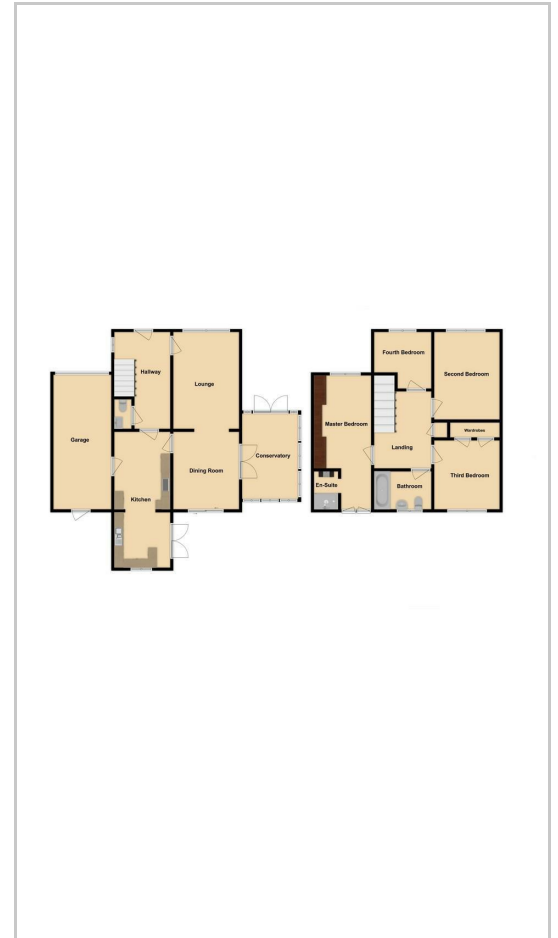
Outdoor Space

The property occupies an enviable larger than average corner position within the cul-de-sac, incorporating a spectacular outdoor living space with intermittent secluded patios and raised deck areas leading onto a formidable south facing lawn garden ideal for all the family to enjoy the warm summer months. Towards the front of the property the lawns are intersected with an eye catching resin driveway suitable for off the street standage of four family vehicles leading towards the garage and an access gate into the rear gardens.

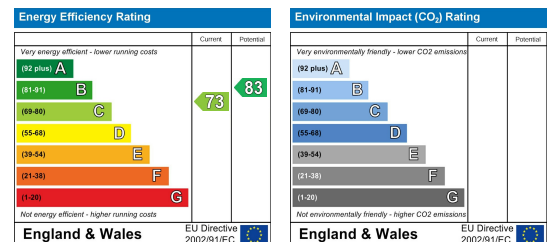
Area Map



Floor Plans



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.