



## Pesspool Terrace,

DOUBLE FRONTED GEORGIAN RESIDENCE OF DISTINCTIVE GRANDEUR AND OPULENCE ... Hunters are privileged to present to the market this exemplary family home considerably blending a spectacular modern theme with an inspiring traditional ambience, incorporating double glazed sash style windows, log burners and open fires accompanied with a breath-taking contemporary kitchen and family bathroom. The accommodation briefly comprises of four lavish double bedrooms and an en-suite facility, a stunning family bathroom, four reception rooms and a bespoke kitchen accompanied with a cloakroom and utility room. Haswell Village is ideally placed for access onto both the A1 and A19 which interlink with all of the regions major conurbations including the Historic City of Durham a mere 7.7 miles by car, Newcastle, Sunderland and Teesside. For further information and to arrange viewings please contact your local Hunters office situated in the Castle Dene Shopping Centre.

**Asking Price £249,950**

**Council Tax: B**



# Pesspool Terrace,

## DESCRIPTION

### Entrance Vestibule / Hallway

The exquisite entrance features a lovely vestibule with an eye catching tiled floor accompanied with an exterior composite door and a partially glazed door leading into the hall. The hallway incorporates a wonderful newel posted spindle staircase cascading from the first floor complimented with herring bone style flooring and a useful understairs storage cupboard. Additional attributes include an authentic style cast iron radiator and niche ceiling mouldings which accentuates the traditional ambience concurrent throughout the residence.

### Lounge

13'1" x 12'11"

Positioned at the front of this stunning family home, the well appointed lounge has been enhanced with the introduction of Georgian accented period style double glazed windows which overlook the enchanting front forecourt gardens.

### Drawing Room

12'9" x 11'10"

Concurrent with the luxurious ambience reflected in the lounge and forming the double fronted nature of the home, this resplendent drawing room features Georgian accented period style double glazed windows which overlook the forecourt gardens complimented with a beautiful open fireplace accentuated with the original cupboards recessed into the alcoves and Oak flooring.

### Family Room / Study

13'0" x 8'5"

This versatile reception room, which is currently facilitated as a study, incorporates a wonderful traditional cast iron fireplace which forms the centrepiece to the room, enhanced with natural oak flooring and a double glazed window positioned to the side of the residence.

### Dining Room

11'4" x 11'1"

Nestled towards the rear of the home this endearing reception room features an eye-catching log burning stove providing a centrepiece to the room with an exposed rustic lintel and traditional cupboards to the alcove accompanied with herring bone style flooring accentuating the individuality of the residence. Accompaniments include a Georgian accented period style double glazed window providing views across the rear grounds and an open plan aspect to the luxuriant kitchen.

### Kitchen

17'6" x 7'1"

The sensational bespoke kitchen has been upgraded with an abundance of individualistic cabinets and a wonderful independent pantry unit finished with niche quartz work surfaces which integrate a recessed ceramic sink complete with mixer tap fittings positioned below a double glazed window offering unrestricted views across the rear private walled courtyard gardens. The kitchen provides numerous integral appliances to include a concealed fridge and freezer, a dishwasher and two elevated ovens, a ceramic hob with an animated contemporary extractor canopy. Further accompaniments include a further double glazed window to the courtyard garden, a continuation of the herringbone flooring from the dining room and a complimenting radiator.

### Utility Room

7'4" x 5'7"

A splendid functional area accessed via the main hallway which includes a convenient tiled floor, two double glazed windows and a sizable work surface with under-bench cabinets, a radiator and both plumbing for an automatic washing machine and space for a tumble dryer.

### Cloak Room W/c

7'4" x 5'8"

Positioned adjacent to the utility room, the inspiring cloakroom incorporates a white suite comprising of a low level W/c and a hand wash basin set into a useful vanity cabinet. Further accompaniments include two double glazed windows and a radiator.

### First Floor Landing

Continuing with the authentic ambience, the landing area features a spindle balustrade twisting to the ground floor hallway and convenient access to the extensive floored loft area, which subject to additional regulatory approval, could easily be converted into an inspiring additional living space.

### Master Bedroom

13'9" x 10'8"

Conveniently situated at the rear of the residence, the master bedroom offers a spectacular cast iron tiled fireplace with accompanying herring bone style flooring and an attractive Georgian style double glazed window providing scenic elevated views across the courtyard gardens towards the adjoining countryside. A door offers accessibility into a dressing area complete with two wardrobes, which in turn leads to the lavish en-suite facility.

### En-suite

10'0" x 7'1"

This breathtaking facility maintains a traditional yet modernistic flavour with period style tiling complimenting the striking contemporary shower enclosure, W/c and hand wash basin recessed into the vanity cabinet placed beneath a lovely double glazed velux window which provides an abundance of natural light into the floor area.

### Second Bedroom

13'8" x 12'11"

Located towards the rear of the home, the second double bedroom incorporates a double glazed window providing elevated views across the rear courtyard gardens and fundamentally towards the adjoining countryside, an enchanting cast iron fireplace providing a centrepiece to the room and a fitted double wardrobe.

### Third Bedroom

13'2" x 12'0"

Set adjacent to the family bathroom at the front of the residence, this appealing third double bedroom incorporates a wonderful authentic cast iron fireplace accompanied with Georgian accented period style double glazed windows providing lovely elevated views across the front grounds.

### Fourth Bedroom

12'7" x 10'6"

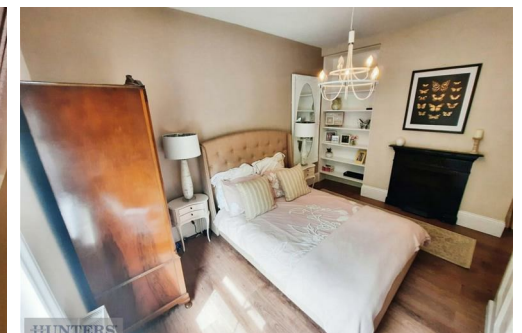
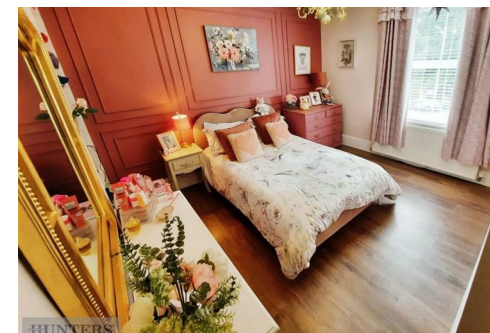
Situated at the front of the home, the impressively proportioned fourth double bedroom maintains the concurrent traditional ambience reflected throughout the residence with original cupboards recessed into the alcoves and Georgian style double glazed windows providing elevated views across the scenic forecourt gardens.

### Family Bathroom

10'1" x 8'3"

The luxurious family bathroom features eye catching partial wall tiling, a wonderful panel bath complete with an elevated shower and a glazed shower screen, a magnificent double basin vanity cabinet complete with dual mixer tap fittings and a low level W/c. Further attributes include a radiator, a double glazed vanity window and a useful linen cupboard.

### Outdoor Space





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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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.

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