

HUNTERS®

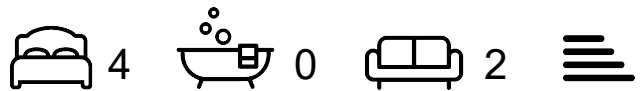
HERE TO GET *you* THERE



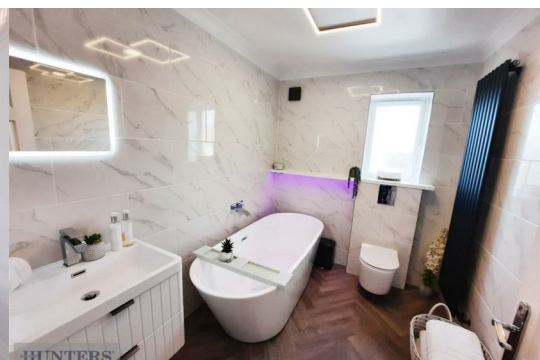
Cotsford Lane

Horden, Peterlee, SR8 4EW

Asking Price £230,000



INDIVIDUAL EXECUTIVE DETACHED RESIDENCE ... A unique opportunity has become available to acquire this exemplary niche family home constructed by the vendors in 2006, which excels in every aspect of construction with lavish fixtures and fittings and an abundance of living space. The property is conveniently situated nearby local schools and shops, the local train station, the A19 which interlinks with Durham City, Sunderland and Teesside and the wonderful scenic heritage coastline. The accommodation is based over three floors briefly comprising of an entrance hallway incorporating the cloakroom W/c, two reception rooms and an awe inspiring dining kitchen, four double bedrooms to the first floor with an en-suite and captivating family bathroom and a formidable open plan third floor living space. EPC: On Order, Council Tax Band D. For further information and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre.



Entrance Hallway

Situated at the front of the residence the hallway incorporates an external double glazed door, a twisting newel posted spindle staircase to the first floor and a radiator.

Cloakroom W/c

The splendid facility features a low level W/c and a hand wash basin set into a convenient vanity cabinet, tiled flooring, a radiator and double glazed frosted window to the side of the residence.

Lounge 20'4" x 9'7" (6.21m x 2.94m)

The indulgent principle reception provides a breath-taking illuminated media wall inset with a stunning focal fire which accentuates the niche contemporary ambience reflected throughout the home. Further attributes include an attractive double glazed bow window providing views across the front walled gardens and an open plan aspect to exemplify the dining kitchen.

Dining Room 12'1" x 10'10" into recess (3.70m x 3.31m into recess)

The well appointed formal dining room is currently used as a study which offers a lovely double glazed box window and a sizable quantity of storage facilitated in the mirror glazed sliding door cupboards.

Dining Kitchen 27'1" x 8'3" (8.27m x 2.53m)

Encompassing the entire rear of the residence, this sumptuous dining kitchen includes a wealth of wall and floor cabinets finished in white colour tones complimenting the individualistic quartz work surfaces which integrate a contrasting sink and mixer tap fittings set below a double glazed window and a peninsular breakfasting bar inset with an induction hob and further underbench storage. Accompaniments include two elevated Bosch ovens and concealed integral appliances to include both a fridge and freezer, dishwasher, an automatic washing machine and a wine cooler. Access to the rear is gained via a pair of double glazed patio doors from the dining area or a further double glazed window to the side of the home.

First Floor Landing

The inviting landing area comprises of a twisting staircase to the ground floor and third floor areas with natural light provided via a double glazed window at the front of the residence.

Master Bedroom 16'0" x 9'7" (4.90m x 2.94m)

The elegant master bedroom suite is further enhanced with a lovely double glazed box window complimenting the feature wall and beautiful en-suite facility.

En-suite 6'0" x 5'6" (1.83m x 1.70m)

Situated adjacent to the master bedroom, this wonderful facility incorporates a corner glazed shower enclosure, a low level W/c and a pedestal hand wash basin. Additional attributes include a double glazed window, partial wall tiling and a radiator.

Second Bedroom 12'2" x 9'10" (3.73m x 3.02m)

The sizable second bedroom is positioned towards the rear of the home and includes both double glazed windows and a radiator.

Third Bedroom 10'0" x 9'4" (3.06m x 2.85m)

Located at the front of the property this equally appealing double bedroom features a double glazed window and a radiator.

Fourth Bedroom 9'8" x 8'3" into recess (2.97m x 2.54m into recess)

The resplendent fourth double bedroom is nestled towards the rear of the residence and comprises of a double glazed window accompanied with a radiator.

Family Bathroom 8'3" x 6'5" (2.52m x 1.98m)

The impressive family bathroom provides a dazzling contemporary flavour with illuminated display lighting and an eye-catching freestanding bath complete with water fall style tap fixtures and an appealing concealed flush W/c. Accompaniments include a beautiful elevated hand wash basin set into a vanity cabinet complimenting the illuminated vanity mirror and a sensational contemporary radiator.

Third Floor Accommodation 23'2" x 13'0" (7.07m x 3.98m)

The extraordinary entire third floor has been designed with an appealing open plan aspect, being mindful of an eventual alteration into accommodating a further bedroom suite with dressing and en-suite facilities in the future. The area encompasses two double glazed velux windows set to the rear, radiators and a newel posted spindle balustrade which leads to the first floor landing.

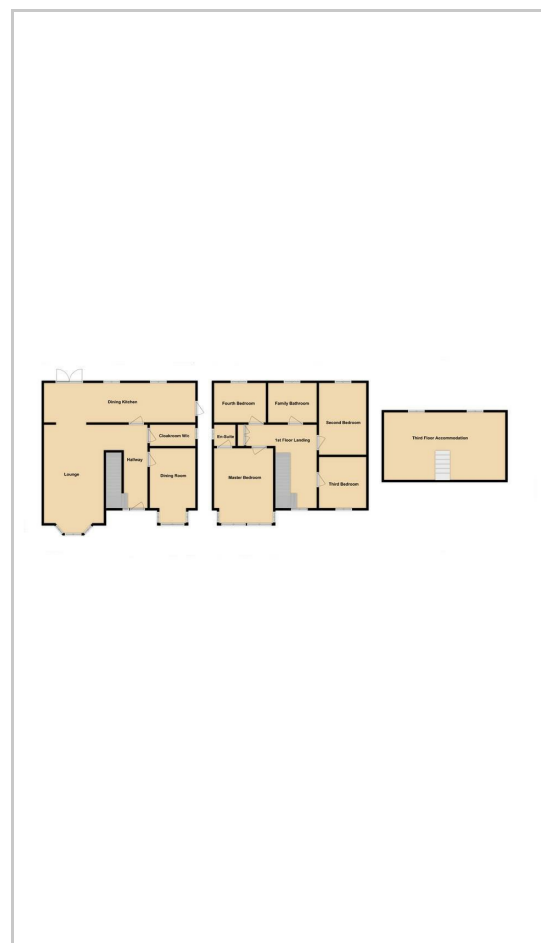
Outside Space

The gardens are predominantly situated at the front of the residence which comprise mostly of walled garden lawns integrated with a paved pathway which sweeps round the house to the rear, where there are two allocated off street parking spaces.

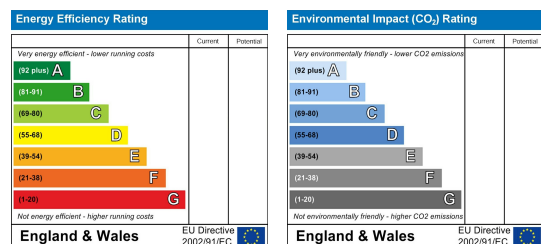
Area Map



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.