



Hilton Drive, Peterlee SR8 5UB

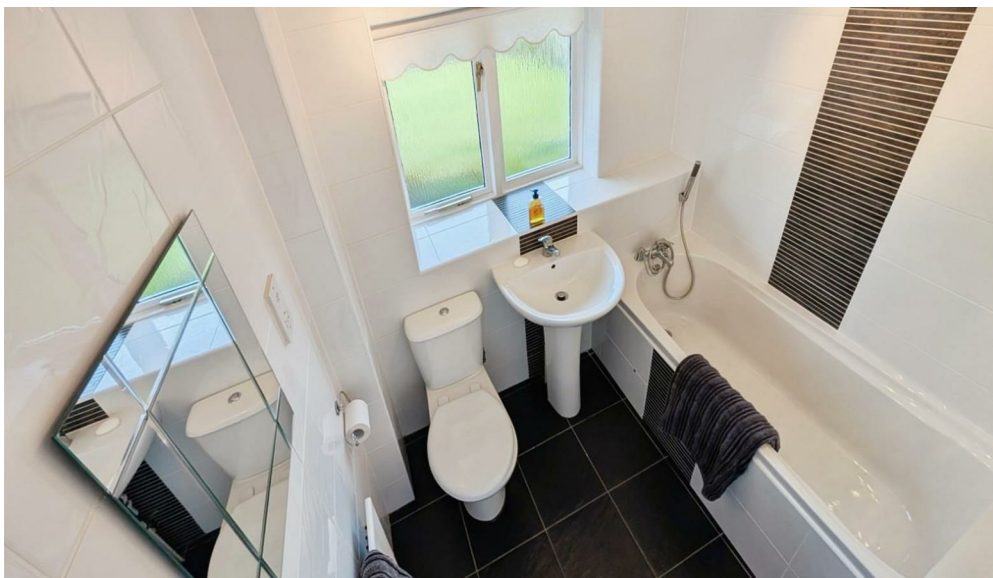
HUNTERS[®]
EXCLUSIVE



Hilton Drive, Peterlee SR8 5UB

Nestled in a prime location on Hilton Drive, this exclusive three bedroom detached bungalow offers a unique opportunity for those seeking a spacious and comfortable home set on a larger than average corner plot with a double garage, the property boasts an impressive layout that is perfect for families or those looking to downsize without compromising on space. The bungalow features two inviting reception rooms and a conservatory providing ample space for relaxation and entertaining. The kitchen is conveniently accompanied with a utility room and with a lovely family bathroom, guest W/c together with an en-suite wet room to the master bedroom there is plenty of room for family members or guests, ensuring everyone has their own private space. One of the standout features of this bungalow is the absence of an onward chain, allowing for a smoother and quicker transaction process. The surrounding area is peaceful yet conveniently located, providing easy access to local amenities and transport links. This exceptional bungalow on Hilton Drive is a rare find and is sure to attract considerable interest.





Entrance Vestibule & Hallway

Positioned at the front of the residence the vestibule provides a convenient area incorporating an external double glazed door and partially glazed french doors which open into the main hall. The hall offers a versatile space with two useful storage cupboards accompanied with a radiator, convenient loft access and services accessibility into the three bedrooms, family bathroom, guest W/c, the principle reception room and both the kitchen and utility room.

Lounge

19'1" x 11'11"

Encompassing a larger than average living space, this fabulous principle reception room features a double glazed bow window offering scenic views across the rear gardens complimented with a centrally positioned fireplace inset with a living flame gas fire, a radiator, double glazed doors leading into the inspiring conservatory and two pairs of partially glazed french doors opening into the hall and dining room respectfully.

Conservatory

10'11" x 8'7"

This delightful double glazed reception room provides a splendid retreat



with accessibility granted onto the external patio preceding the gardens via a pair of double glazed patio doors and an electrical supply accompanied with tiled flooring.

Dining Room

10'4" x 8'11"

Located adjacent to the lounge at the rear of the residence, the well appointed dining room comprises of a double glazed window which overlooks the gardens, a radiator and further door granting access into the kitchen.

Kitchen

10'7" x 9'10"

The kitchen features a wealth of wall and floor cabinets finished in oak colour tones and contrasting work surfaces which integrate a double bowl sink and drainer unit complete with mixer tap fittings located beneath a double glazed window offering views across the side gardens. Additional attributes include a radiator, convenient tiled flooring and an integral cooker.



Utility Room

11'8" x 5'7"

This wonderful facility features additional storage cabinets recessed with a stainless steel sink and drainer unit, a wall mounted Worcester gas combination boiler, tiled flooring, a radiator and a double glazed exterior door granting access into the side patio garden.

Guest W/c

Situated off the main hallway the useful guest W/c comprises of a low level W/c, tiled flooring, a radiator and an elevated hand wash basin.

Master Bedroom

13'8" x 11'10"

Nestled towards the rear of the bungalow this appealing bedroom accommodates a fabulous refurbished en-suite ideal for clients with a disability or a need for a wet room facility. The master bedroom features a fitted double wardrobe with mirror sliding doors, a radiator and an eye catching double glazed bow window overlooking the gardens.



En-suite Wet / Shower Room

6'11" x 5'9"

The beautifully presented en-suite has been adapted for clients specific needs with an elevated electric shower, a low level W/c and a hand wash basin recessed into a useful vanity cabinet. Further accompaniments include a double glazed frosted window to the rear elevation and a radiator.

Second Bedroom

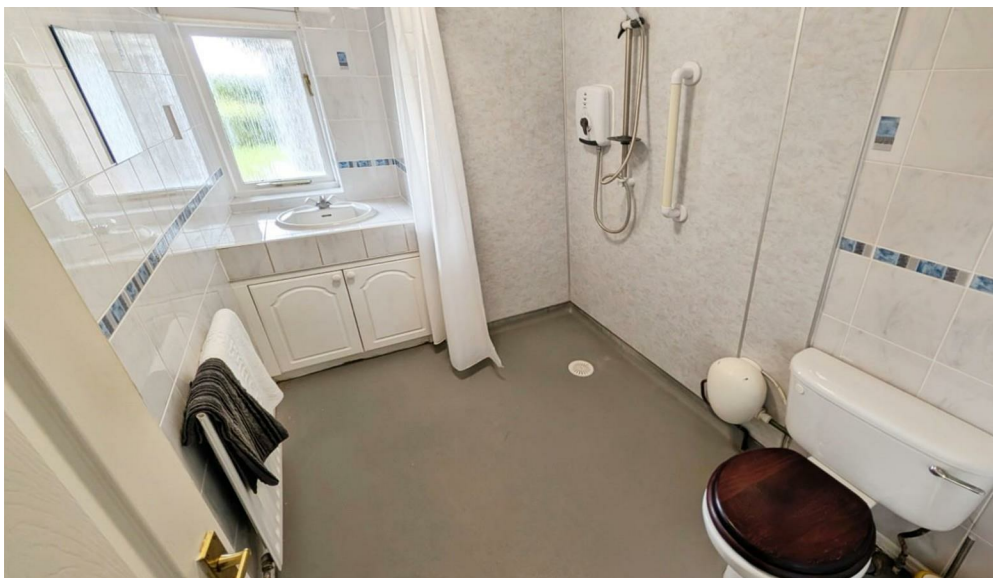
10'9" x 9'10"

This further double bedroom is positioned at the front of the residence incorporating fitted double wardrobes with sliding mirror doors, a radiator and a double glazed bow window offering lovely views across the larger than average drive intersecting the gardens.

Third Bedroom

9'5" x 7'8"

This respectfully proportioned third bedroom features a double glazed window and a radiator.



Family Bathroom

6'7" x 6'2"

Providing an impressive contemporary finish with stunning wall and floor tiling, the bathroom features a white suite comprising of a panel bath complete with shower mixer tap fitments, a low level W/c and pedestal hand wash basin. Further attributes include a radiator and a double glazed frosted window.

Double Garage

16'8" x 9'6" x 14'10" x 8'0"

The integral double garage is divided into two individual spaces with an open wall providing accessibility into the entire floor area. The garages feature two garage doors opening onto the substantial block paved driveway, an electricity supply and a further door opening into the rear gardens.

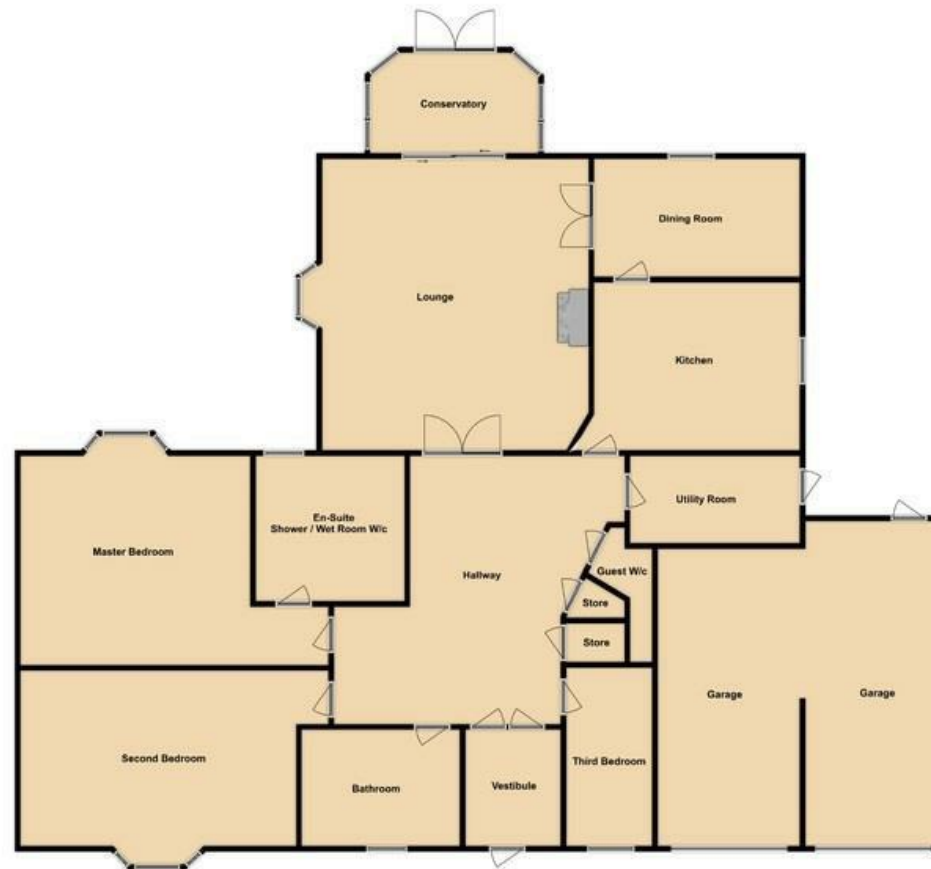
Outdoor Space

Located within its own substantial grounds at the top of this prestigious cul-de-sac, the residence accommodates an unusually larger than average block paved driveway incorporating a hammer head turn ideal for clients with a need for motorhome standage and secure parking for a number of



family vehicles. At the rear, the gardens have been beautifully landscaped with fabulous lawns edged with various mature flowering shrubs and sectional paved patios accessed from the utility room and conservatory, making the entire outdoor space a wonderful area for relaxation or entertaining guests during the warm summer months.

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. 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.



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

Viewing Arrangements

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