

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



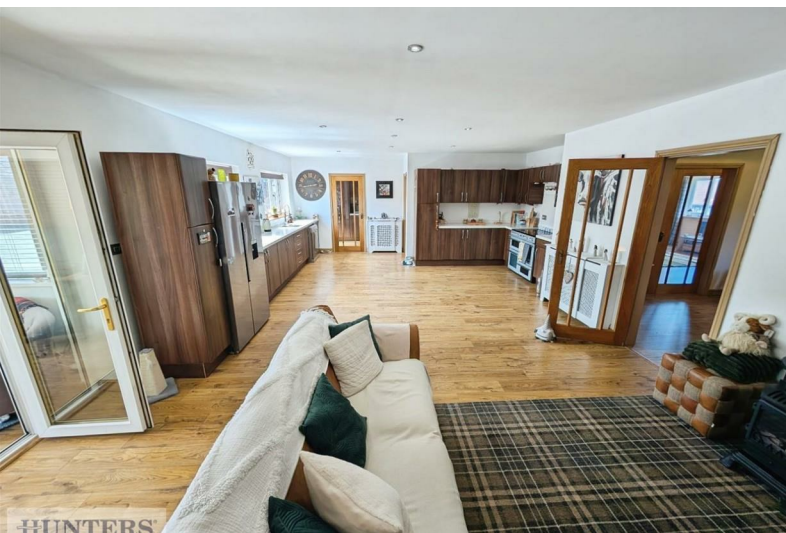
## Brackenhill Avenue

Shotton Colliery, DH6 2QZ

Asking Price £305,000



Council Tax: E





# Dunelm Bungalow Brackenhill Avenue

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## Entrance Lobby

An inviting entrance lobby providing the perfect introduction to this charming bungalow. Featuring stylish wood effect flooring, a useful walk-into cloaks cupboard and warm neutral tones the space is both elegant and practical. Twin pendant lights and natural light from the double glazed door create a bright and airy ambiance guiding you into the heart of the property. A true statement entrance, blending contemporary comfort with timeless design.

## Lounge

19'9" x 19'2" (6.02m x 5.85m)

This impressive and expansive lounge is the ultimate in comfort and versatility, ideal for both relaxed living and entertaining. Bathed in natural light from larger front facing double glazed windows, the space boasts beautifully finished wood effect flooring, neutral tones and stylish decor throughout. Glazed doors open into the entrance lobby whilst an open plan aspect flows into the formal dining room ensuring connectivity and a welcoming ambience. A truly unique space that blends function, fun and comfort in perfect harmony.

## Dining room

10'11" x 8'7" (3.34m x 2.63m)

Nestled between the lounge and the reception kitchen the formal dining room ensures connectivity and continuity within the living space, with the wood effect flooring flowing from the lounge and natural light from a double glazed window, this inviting reception is ideal for family functions and parties.

## Reception Kitchen

28'4" x 16'5" into recess (8.66m x 5.01m into recess)

This astonishing area, nestled at the rear of the residence, provides unprecedented proportions concurrent throughout the property, set to a predominantly west facing aspect taking best advantage of the natural light with two double glazed windows and a pair of french doors which provide access into the sun lounge. The expanse of cabinets are

finished in walnut colour tones with granite style work surfaces which integrate a double bowl stainless steel sink complete with shower mixer faucets set beneath a double glazed window providing unrestricted west facing views across the grounds. The open-plan design extends seamlessly into a cosy yet spacious reception area ideal for entertaining or relaxing with family and offers a rare opportunity to enjoy such an expansive, tastefully curated living space suitable for modern lifestyles.

## Sun Lounge

11'7" x 11'0" (3.55m x 3.37m)

This delightful sun lounge offers a bright and versatile living space ideal for use as a home office or relaxing retreat boasting triple aspect windows and a pair of french doors which open directly onto the patio area providing a seamless indoor-outdoor living.

## Utility Room

Situated at the rear of the bungalow leading from the reception kitchen, this useful facility provides a number of complimenting Walnut finished wall and floor cabinets, a continuation of the wooden effect flooring and both double glazed windows and an exterior double glazed door opening onto the westerly facing patio.

## Master Bedroom

16'4" x 11'9" (4.99m x 3.60m)

Suitably orientated to the rear of this delightful residence, the master bedroom features double glazed windows which overlook the west facing rear gardens, tasteful wood effect flooring accompanied with fitted wardrobes and a door which opens into the adjoining dressing room.

## Dressing Room

11'2" x 5'4" (3.42m x 1.64m)

The dressing room is certainly a stand out feature to the master bedroom, accommodating a seamless continuation of the wood effect flooring from the bedroom and both a double glazed window and further door offering access into the convenient Jack & Jill en-suite facility.

Tel: 0191 586 3836

### Jack & Jill En-suite

8'9" x 5'3" (2.67m x 1.62m)

This niche facility is certainly an attribute with accessibility grated to both the master bedroom suite's dressing room and the third bedroom. The en-suite features a walk into glazed shower enclosure accompanied with convenient tiled flooring, a low level W/c and a hand wash basin recessed into a stylish vanity cabinet.

### Third Bedroom

14'0" x 9'8" (4.29m x 2.95m)

Located at the front of the bungalow, this equally well appointed double bedroom shares the Jack & Jill en-suite facility with the master bedroom suite and also shares an access door with the second bedroom, making the bedroom an adaptable area for differing functions.

### Second Bedroom

14'8" x 9'8" (4.48m x 2.95m)

This delightful double room adjoins the third bedroom and features double glazed windows which provide lovely views across the private gardens complimented with wooden effect flooring which flows into the third bedroom together with two doors leading into the main hallway and accompanying bedroom respectfully.

### Fourth Bedroom

16'5" x 8'7" (5.01m x 2.63m)

Offering larger than average proportions for a fourth

bedroom, this additional double room provides welcoming westerly views across the rear gardens and convenient wooden effect flooring.

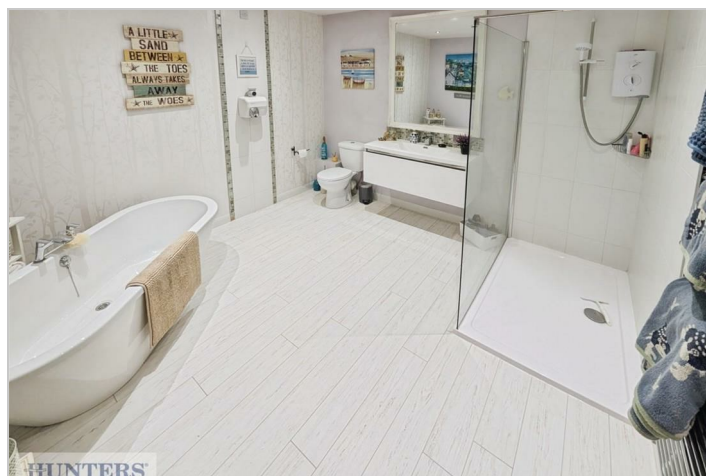
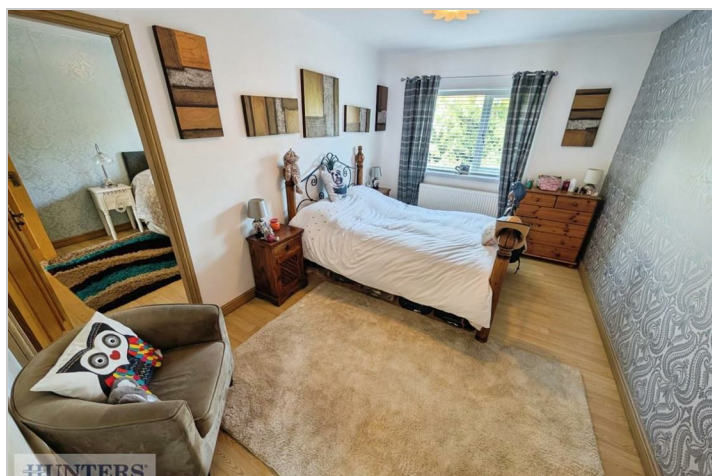
### Family Bathroom

11'1" x 10'8" (3.39m x 3.27m)

This generously proportioned family bathroom offers a luxurious and stylish retreat, featuring a beautiful freestanding bath as a centrepiece. A modern elevated hand basin sits atop a sleek vanity cabinet providing ample storage and a contemporary touch. The suite also includes a low level W/c and a sleek glazed shower enclosure complete with chrome finished shower faucets. This bathroom perfectly balances function and elegance, ideal for busy family life or relaxing in comfort.

### Outdoor Space

Set within larger than average grounds, this exceptional bungalow boast well maintained partial tree lined gardens and an expansive gated driveway leading to the west facing substantial rear courtyard style parking area preceding the lawned gardens, offering generous parking for a variety of family vehicles or even a motor home with accessible EV points. The Functionable paved patio and garden areas which are accessible conveniently from the utility room and the sun room provide ideal spaces for outdoor dining and entertaining. This thoughtfully landscaped outdoor space offers a rare combination of elegance, functionality and seclusion for quiet enjoyment.





Road Map



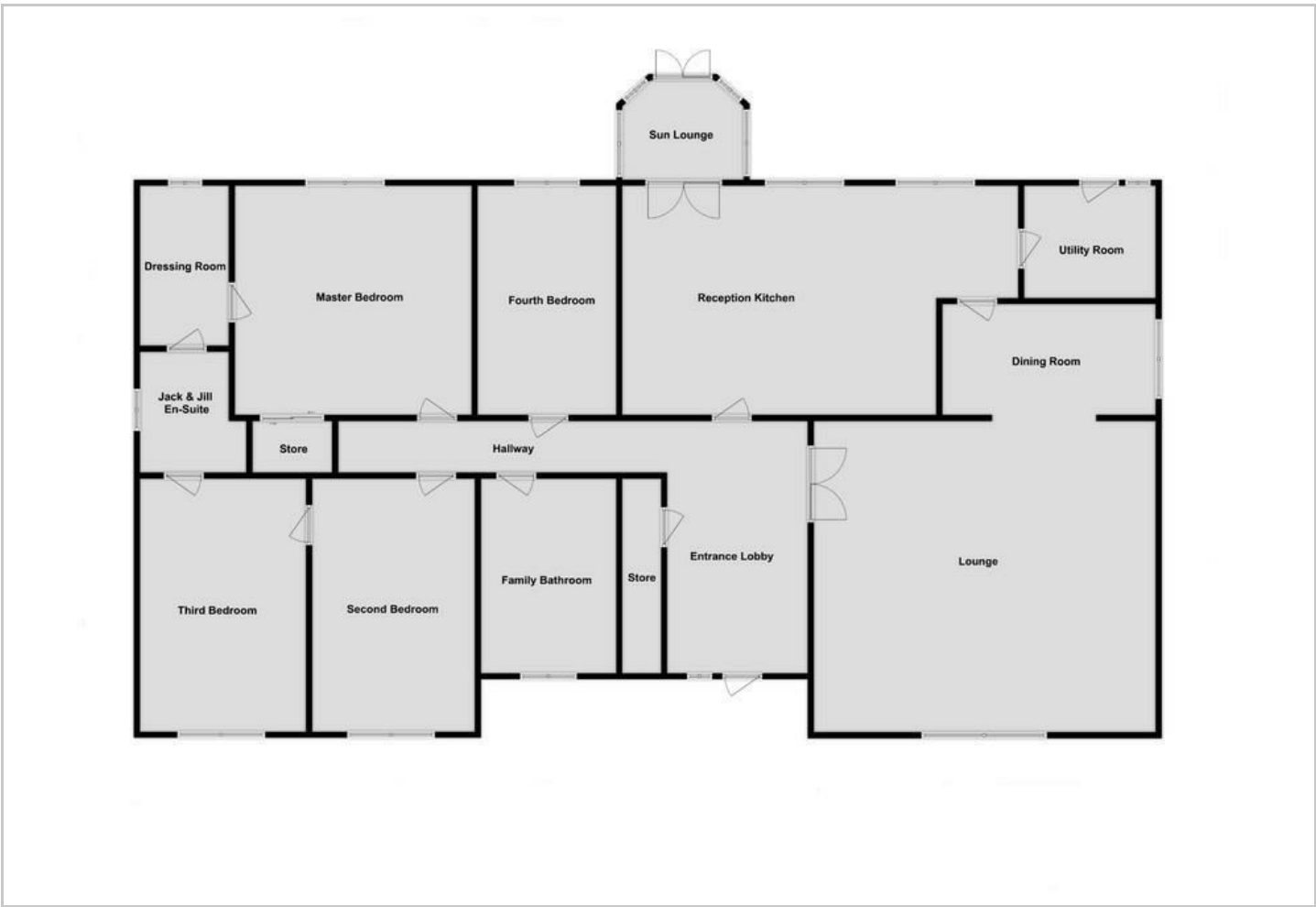
Hybrid Map



Terrain Map



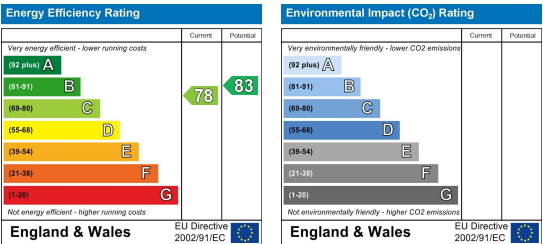
Floor Plan



Viewing

Please contact our Hunters Peterlee Office on 0191 586 3836 if you wish to arrange a viewing appointment for this property or require further information.

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.