



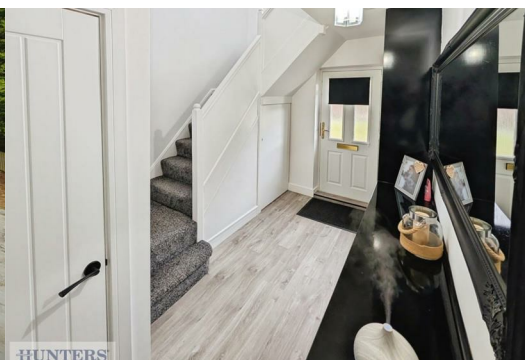
## Bailey Rise

Peterlee, SR8 5EA

Asking Price £124,995



Nestled within the popular residential area of Bailey Rise, Peterlee, this beautifully presented family home offers modern living across two spacious floors with the added benefit of a generous rear garden and stylish outdoor entertaining space. Internally, the property has been tastefully upgraded throughout, boasting a welcoming entrance hallway, a comfortable lounge with feature wall, and a contemporary open-plan kitchen diner complete with breakfast bar. A separate utility room adds practicality, ensuring the home is as functional as it is attractive. The first floor provides three well-proportioned bedrooms, including a generous master, alongside a modern family bathroom finished to a high standard. Outside, the property excels with an extensive block-paved patio and an additional large enclosed garden, perfect for both entertaining and family life. Ideally located close to local schools, shops, and transport links, this home is perfectly suited to growing families and those seeking a move-in ready property in a sought-after area of Peterlee.



Entrance Hallway

A warm and inviting entrance hallway that immediately sets the tone for this stylish home. Finished with modern flooring, sleek décor and a contemporary staircase, it offers a bright and welcoming first impression. Ample space is provided for coats and shoes, making it both practical and attractive.

Lounge 12'9" x 11'1" (3.9m x 3.4m)

This impressive lounge is the perfect place to relax and unwind, boasting a modern feature wall with inset TV space, large front-facing window flooding the room with natural light, and stylish flooring throughout. The generous layout comfortably accommodates family seating while still offering an airy, uncluttered feel.

Kitchen / Diner 19'8" x 9'6" (6.0m x 2.9m)

The heart of the home – a contemporary open-plan dining kitchen designed with both style and functionality in mind. Featuring sleek units, integrated appliances, and an island breakfast bar with seating, this space is perfect for family meals or entertaining guests. With French doors opening out to the garden, the room enjoys excellent natural light and a seamless indoor-outdoor flow.

Utility Room 7'6" x 6'6" (2.3m x 2.0m)

A highly practical utility room, fully fitted with additional storage and ample worktop space. Housing laundry appliances neatly beneath the counter, it ensures everyday household tasks are kept separate from the main living areas, maintaining a clean and organised environment.

Landing

A bright and spacious landing providing access to all first-floor rooms. Finished in neutral décor with modern carpeting, it enhances the flow of the home and offers a welcoming transition to the bedrooms and bathroom.

Master Bedroom 11'9" x 11'5" (3.6m x 3.5m)

A generously sized master bedroom with plenty of space for furnishings, complemented by modern décor and a large window that allows in an abundance of natural light. An inviting retreat at the end of the day, perfect for creating a calm and restful atmosphere.

Second Bedroom 11'5" x 10'5" (3.5m x 3.2m)

This well-proportioned second bedroom is ideal as a double room, nursery, or versatile guest space. With a large rear-facing window, the room enjoys pleasant views and a bright, airy feel.

Third Bedroom 9'10" x 7'2" (3.0m x 2.2m)

A practical third bedroom that would suit a child's room, home office, or study. Compact yet functional, it benefits from a front-facing window ensuring natural light throughout the day.

Family Bathroom 7'10" x 5'6" (2.4m x 1.7m)

A modern family bathroom fitted with a three-piece suite comprising a panelled bath with overhead shower, wash basin with vanity storage, and WC. Stylishly finished with contemporary tiles and dual aspect windows, the room combines both practicality and comfort.

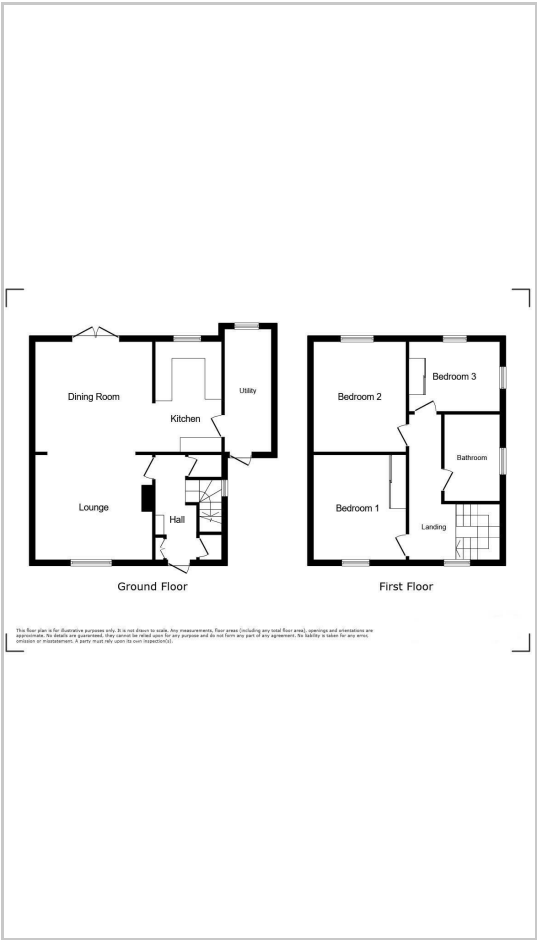
Outside Space

The property benefits from an impressive and versatile outdoor space, designed with both relaxation and entertaining in mind. To the rear, a vast block-paved patio offers the perfect setting for outdoor dining, family gatherings, or simply enjoying the sunshine. There is ample room for garden furniture, barbecues, and leisure seating, making it ideal for hosting. Beyond the patio lies an extensive enclosed garden area with lawn, providing further scope for landscaping, play space, or even a vegetable plot. The plot is bordered by fencing and established greenery, ensuring privacy and a secure environment. The front of the property features a neat lawned garden with pathway to the entrance, complementing the kerb appeal of this attractive home.

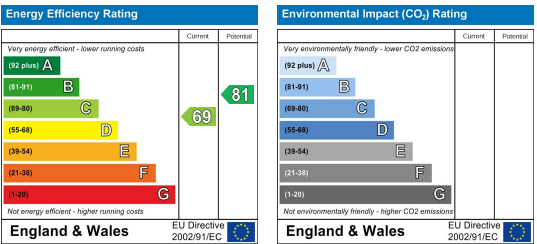
Area Map



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.