



Balmoral Drive

Peterlee, SR8 1QP

Asking Price £255,000



A beautifully presented three bedroom detached family home situated in the popular Balmoral area of Peterlee. This impressive property offers spacious and well-planned accommodation throughout, including a welcoming entrance hallway, generous lounge, separate dining room, modern fitted kitchen, ground floor WC and a superb rear sun room overlooking the garden. To the first floor, the home provides three well-presented bedrooms, with the master bedroom benefiting from fitted furniture and an en-suite shower room, alongside a modern family bathroom. Externally, the property enjoys excellent kerb appeal with driveway parking, an integral garage and a neat front garden, while to the rear there is a beautifully maintained enclosed garden with lawn, patio seating area and decorative planting. Ideal for families and buyers looking for a ready-to-move-into home, this attractive detached property combines modern presentation, generous living space and a lovely garden setting in a desirable residential location. Early viewing is highly recommended.



Entrance Hallway

A welcoming entrance hallway provides an attractive first impression, finished with light décor, wood-effect flooring and access through to the main ground floor accommodation. The space feels bright and well presented, with a modern vertical radiator adding a stylish touch. From here, there is access to the lounge, kitchen and ground floor WC, making the layout practical for everyday family living.

Lounge 19'9" x 11'7" (6.02m x 3.54m)

The lounge is a beautifully presented and generously proportioned reception room, offering a calm and comfortable living space. Finished with neutral décor, soft fitted carpet and modern lighting, the room has a warm and homely feel throughout. A feature fireplace creates a focal point, while the front-facing window allows plenty of natural light into the space. The room comfortably accommodates multiple sofas and additional furniture, making it ideal for both relaxing and entertaining.

Dining Room 12'8" x 10'9" (3.87m x 3.29m)

The dining room is positioned centrally within the home and offers an excellent formal dining space. There is ample room for a family dining table and chairs, with attractive neutral décor, fitted carpet and a staircase rising to the first floor. The room enjoys a lovely open flow through to the rear sun room via glazed double doors, creating a sociable layout that works well for family life and entertaining guests.

Garden Room 12'6" x 8'5" (3.83m x 2.57m)

A standout feature of the property is the bright and spacious sun room, overlooking the rear garden. With windows to multiple sides and French doors opening directly onto the patio, this room is filled with natural light and offers a pleasant outlook over the garden. Finished with stylish wood-effect flooring and modern décor, it provides a versatile additional sitting area, ideal as a relaxing reading space, family room or informal entertaining area.

Kitchen 10'3" x 9'1" (3.14m x 2.79m)

The kitchen is finished to a superb modern standard, fitted with a stylish range of gloss wall and base units, contrasting work surfaces and sleek splashback detailing. Integrated appliances include an oven, hob, microwave and dishwasher, with additional space and storage throughout. The tiled flooring adds a contemporary finish, while the layout provides generous preparation space and a clean, modern feel. A window to the side aspect helps keep the room bright and practical.

Ground Floor WC

A useful ground floor WC is fitted with a modern white suite comprising low-level WC and compact wash hand basin. The room is finished with tiled flooring, part-tiled walls and neutral décor, offering a convenient facility for guests and everyday use.

Landing

The first floor landing is bright, neat and well maintained, with fitted carpet, neutral décor and access to the bedrooms and family bathroom. The staircase itself is attractively finished with white balustrades and a wooden handrail, continuing the clean and modern presentation seen throughout the property.

Master Bedroom 13'6" x 9'6" (4.14m x 2.91m)

The master bedroom is a spacious and beautifully presented double room, finished with soft blue carpet, neutral walls and fitted bedroom furniture. The room includes an attractive range of overhead cupboards, bedside units and display shelving, providing excellent storage while still leaving plenty of floor space. A rear-facing window allows natural light into the room, creating a comfortable and well-proportioned main bedroom.

En-Suite

The en-suite is fitted with a white suite comprising shower enclosure, wash hand basin and WC. The room is finished with tiled walls, tiled flooring and a window for natural light and ventilation. This is a practical and well-kept addition to the master bedroom, ideal for modern family living.

Second Bedroom 10'10" x 10'1" (3.32m x 3.09m)

The second bedroom is another well-presented double room, finished with wood-effect flooring, neutral décor and a front-facing window. The room offers space for a double bed and freestanding furniture, making it ideal as a guest bedroom, older child's room or second main bedroom.

Third Bedroom 9'8" x 8'2" (2.96m x 2.49m)

The third bedroom is currently arranged as a home office, demonstrating its versatility. Finished with fitted carpet, neutral décor and a window to the front aspect, the room also benefits from built-in storage cupboards. It would work well as a single bedroom, nursery, dressing room or dedicated work-from-home space.

Family Bathroom

The family bathroom is fitted with a white suite comprising panelled bath with handheld shower attachment, pedestal wash hand basin and low-level WC. The room is finished with part-tiled walls, tiled flooring and a window for natural light. Well maintained and neatly presented, it provides a practical bathroom space for family use.

Integral Garage

Externally to the front, the property benefits from a driveway providing off-street parking, together with access to an integral garage with up-and-over door. The frontage is neat and attractive, with a lawned garden area and mature planting, helping to create strong kerb appeal.

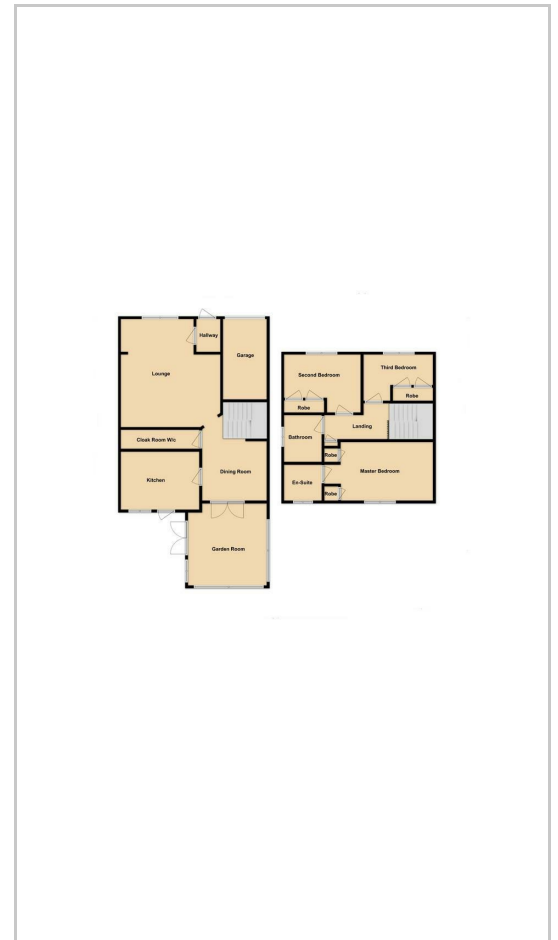
Outside Space

The rear garden is a real highlight of the home, beautifully maintained and mainly laid to lawn with a paved patio seating area. Fully enclosed by timber fencing, the garden offers a private and secure outdoor space, ideal for families, pets and entertaining. Mature planting, decorative borders and a timber arbour seating area add character and charm, making this a lovely space to enjoy during the warmer months.

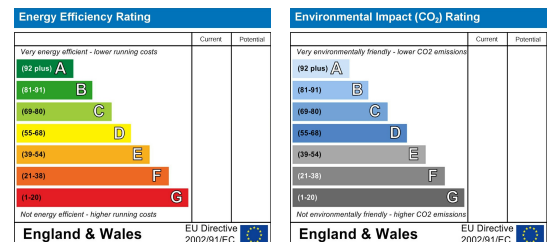
Area Map



Floor Plans



Energy Efficiency Graph



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