

HUNTERS[®]

HERE TO GET *you* THERE



HUNTERS[®]
HERE TO GET *you* THERE

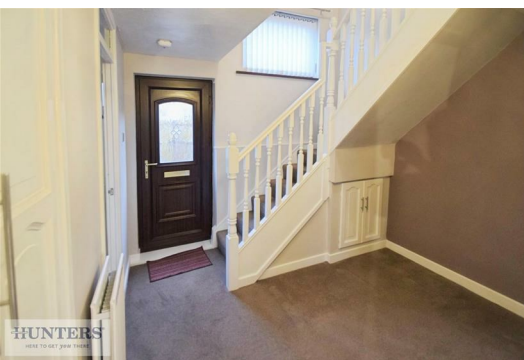
Cotswold Place

Peterlee, SR8 2PD

Asking Price £99,950



AN IDEAL FAMILY HOME WITH A GARAGE... Situated within the ever popular Cotswold Place, Peterlee, this well proportioned three bedroom home offers spacious accommodation ideal for a range of buyers. The property briefly comprises of a welcoming entrance hallway, convenient ground floor W/C, modern fitted kitchen, generous lounge through dining room with French doors to the rear, three well appointed bedrooms and a family bathroom. Externally, the home benefits from an enclosed low maintenance rear garden together with a garage providing useful storage or parking. Cotswold Place is well positioned for access to local amenities, schools, transport links and the A19, making it an excellent choice for commuters and growing families alike. Early viewing is highly recommended.



HUNTERS[®]
HERE TO GET *you* THERE

HUNTERS[®]
HERE TO GET *you* THERE

HUNTERS[®]
HERE TO GET *you* THERE

Entrance Hallway

A welcoming and well proportioned entrance hallway creating an excellent first impression upon entering the home. The space is bright and neatly presented, featuring a staircase rising to the first floor with attractive spindle balustrade, useful understairs storage cupboards, a radiator and fitted carpeting adding warmth and comfort. The hallway also offers access to the ground floor accommodation and provides a practical space for coats, shoes and everyday essentials.

Ground Floor W/C

Conveniently positioned off the entrance hallway, the ground floor cloakroom is fitted with a low level W/C and wash hand basin. A useful addition for modern family living, the room is ideal for guests and everyday practicality.

Kitchen 7'8" x 10'5" (2.34 x 3.18)

The kitchen has been fitted with a good range of wall and base units finished in a light wood effect with contrasting dark work surfaces, creating a practical and functional cooking space. Incorporated into the design is a stainless steel sink and drainer unit, built in oven, hob and extractor canopy, with ample worktop preparation space and storage throughout. A rear access door and side window allow for natural light, while the layout makes excellent use of the available space.

Lounge Through Dining Room 12'0" x 22'3" (3.67 x 6.77)

A superb sized principal reception room offering an impressive amount of living and dining space, ideal for both family life and entertaining. This generous room is beautifully light thanks to the large window and French doors which open out onto the rear garden, creating a pleasant connection between the indoor and outdoor space. The room offers ample versatility for a range of furniture arrangements and is finished with attractive flooring and a contemporary wall mounted feature fire, adding a focal point to the room.

First Floor Landing

The first floor landing is spacious and airy, benefitting from a large window which floods the area with natural light. Fitted carpeting continues from the staircase, and the landing provides access to the three bedrooms and family bathroom. The attractive balustrade adds to the overall sense of openness.

Master Bedroom 12'3" x 13'5" (3.73 x 4.1)

A generously sized double bedroom offering a comfortable and relaxing setting. The room is well presented and benefits from fitted wardrobes, providing valuable built in storage while maximising floor space. There is ample room for a double bed and further furnishings, making this an excellent principal bedroom.

Second Bedroom 8'7" x 12'2" (2.62 x 3.72)

A further well proportioned double bedroom, ideal for family members, guests or as an additional main bedroom option. The room offers good floor space for a range of furniture and enjoys a pleasant natural light from the window, creating a bright and inviting feel.

Third Bedroom 7'9" x 9'10" (2.36 x 3)

A versatile third bedroom which would work equally well as a single bedroom, nursery, dressing room or home office. Neatly presented and practical in size, this room adds flexibility to the overall accommodation and would suit a variety of buyer needs.

Family Bathroom 5'10" x 6'11" (1.77 x 2.11)

The family bathroom is fitted with a white three piece suite comprising a panel enclosed bath with shower over and glass screen, pedestal wash hand basin and low level W/C. The bath area is complemented by tiled splashbacks, while the window provides natural light and ventilation. The bathroom offers a clean and functional space ready for everyday use.

Outside Space / Garage

To the rear, the property benefits from a low maintenance enclosed garden designed with paved and decked seating areas, making it ideal for outdoor dining, relaxing and entertaining. The fencing provides a good degree of privacy and security, and the garden offers a practical outdoor space without the upkeep of a large lawn. Externally, the property enjoys an enclosed frontage with gated access leading into a paved courtyard style area. The property has an attractive modern appearance and also benefits from a garage, providing useful off street parking or additional storage.

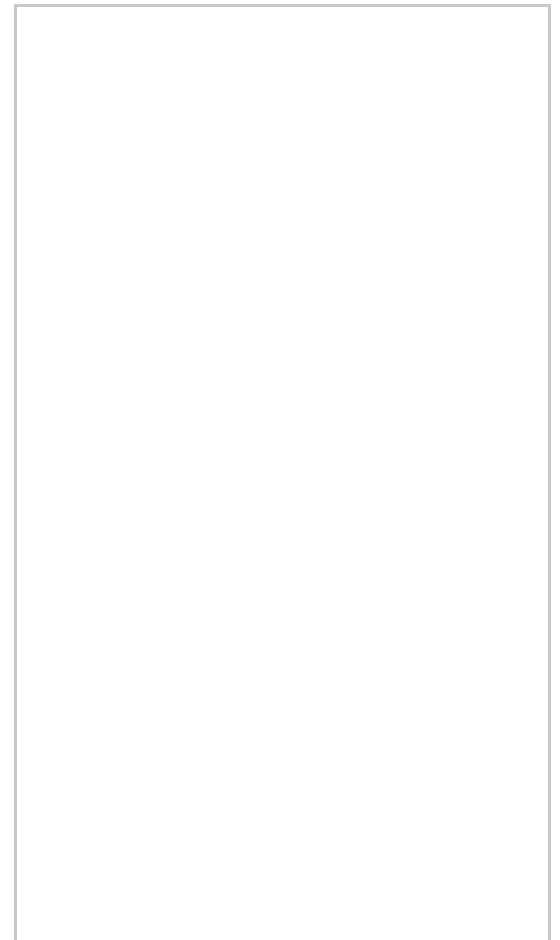
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

5 Yoden Way, Castledene Shopping Centre, Peterlee, SR8 1BP
Tel: 0191 586 3836 Email: peterlee@hunters.com <https://www.hunters.com>

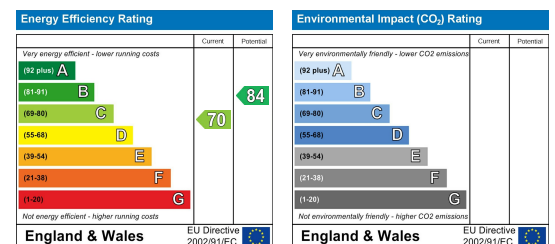
Area Map



Floor Plans



Energy Efficiency Graph



5 Yoden Way, Castledene Shopping Centre, Peterlee, SR8 1BP
Tel: 0191 586 3836 Email: peterlee@hunters.com <https://www.hunters.com>