



## Willerby Grove

Peterlee, SR8 2RN

Asking Price £170,000



Situated on the sought-after Willerby Grove in Peterlee, this beautifully presented three-bedroom semi-detached home offers stylish and spacious accommodation ideal for a range of buyers. The property briefly comprises an inviting entrance hallway, generous lounge, separate dining room, modern fitted kitchen, bright conservatory, three well-presented bedrooms and a contemporary family bathroom. Externally, there is a lawned rear garden with patio and decked seating area, a driveway providing off-road parking and a detached garage. Located within a popular residential area close to local amenities, schools and transport links, this is a fantastic home ready to move straight into.



### Entrance Hallway

A bright and welcoming entrance hallway that immediately sets the tone for the rest of the home. Finished in modern neutral tones with fitted carpet to the stairs and hallway, this space offers a clean and stylish first impression. There is ample room for day-to-day storage and furniture, with the current layout showing how well the area can accommodate shoe storage and decorative pieces without feeling cramped. The staircase rises to the first floor, while internal doors provide access to the principal ground floor accommodation.

### Lounge

A beautifully presented main reception room offering generous proportions and a warm, contemporary feel. The lounge benefits from a large front-facing window which allows plenty of natural light to pour in, enhancing the soft neutral décor and creating a bright yet cosy atmosphere. A striking media wall-style focal point with inset fire and display shelving gives the room a modern finish and provides an attractive centrepiece. There is excellent space for substantial sofas and additional furnishings, making this an ideal room for both relaxing and entertaining. The open archway through to the dining room also creates a lovely sense of flow throughout the ground floor.

### Dining Room

A well-appointed dining room positioned perfectly between the lounge and conservatory, creating an ideal entertaining space. This room comfortably accommodates a full dining suite and still retains a spacious feel, making it perfect for family meals, dinner parties or everyday use. Neutral decoration and soft flooring continue the stylish theme of the property, while sliding doors to the conservatory help draw in additional light and enhance the connection to the rear garden.

### Conservatory

A fantastic addition to the property, the conservatory provides a versatile extra reception space with delightful views over the rear garden. Surrounded by glazing, this room is flooded with natural light and offers a calm and inviting setting to enjoy throughout the day. Currently used as a relaxing seating area, it would also work equally well as a garden room, reading space or playroom. French doors open directly onto the patio, making this room ideal for indoor-outdoor living during the warmer months.

### Kitchen

The kitchen has been fitted with a stylish range of modern wall and base units in a contemporary finish, complemented by contrasting work surfaces and tiled splashbacks. Thoughtfully laid out in a practical U-shape, the room offers a good amount of storage and preparation space while maintaining a smart and uncluttered appearance. There is an integrated oven and hob with extractor over, inset sink unit, and space for additional appliances. A rear-facing window provides natural light, while the external door offers direct access out to the side/rear, adding to the practicality of the space.

### First Floor Landing

The first-floor landing is bright and well presented, with a window allowing natural light into the space. It provides access to the bedrooms and family bathroom, while the fitted carpet and neutral décor continue the polished feel seen throughout the home. The landing also gives the first floor an open and airy feel rather than a closed-in layout.

### Master Bedroom

A generously sized double bedroom positioned to the front aspect, offering a peaceful and stylish retreat. The room is attractively decorated in soft neutral tones and provides ample space for a double bed and a full range of bedroom furniture. Large windows allow plenty of natural light to brighten the room, while the proportions make it both practical and comfortable for everyday living. This is an excellent principal bedroom with a calm, modern feel.

### Second Bedroom

Another good-sized bedroom, currently presented as a comfortable single room, but with flexibility to suit a variety of needs. Ideal as a child's bedroom, guest room or potential small double depending on furniture configuration, the room is tastefully decorated and enjoys a pleasant outlook. The fitted carpet and neutral finish make this a ready-to-use space that would appeal to a range of buyers.

### Third Bedroom

A useful and versatile third bedroom currently used as a dressing room and study space. This room would work equally well as a nursery, home office, hobby room or single bedroom, depending on a buyer's requirements. Well proportioned for a third room, it offers excellent flexibility for modern family living and home working, which is increasingly important for today's buyers.

### Family Bathroom

The family bathroom has been fitted to a very modern standard and features full-height tiling for a sleek, contemporary finish. The suite includes a panelled bath with glazed shower screen and shower over, wash hand basin set within vanity storage, and low-level WC. A rear-facing window provides natural light and ventilation, while the overall presentation gives the room a clean, fresh and luxurious feel.

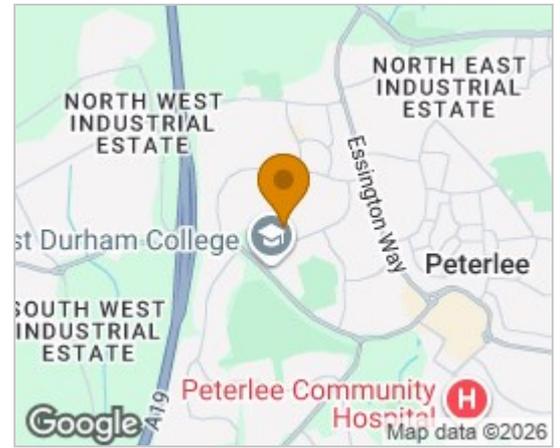
### Rear Garden

To the rear, the property enjoys a fully enclosed garden which offers a great balance of lawn and patio space. The paved seating area immediately outside the conservatory is ideal for outdoor dining and entertaining, while the lawn provides a safe and usable space for children or pets. Fencing to the boundaries offers privacy, and the addition of a raised decked seating area to the rear enhances the garden further, creating an attractive spot to relax and enjoy the outdoors.

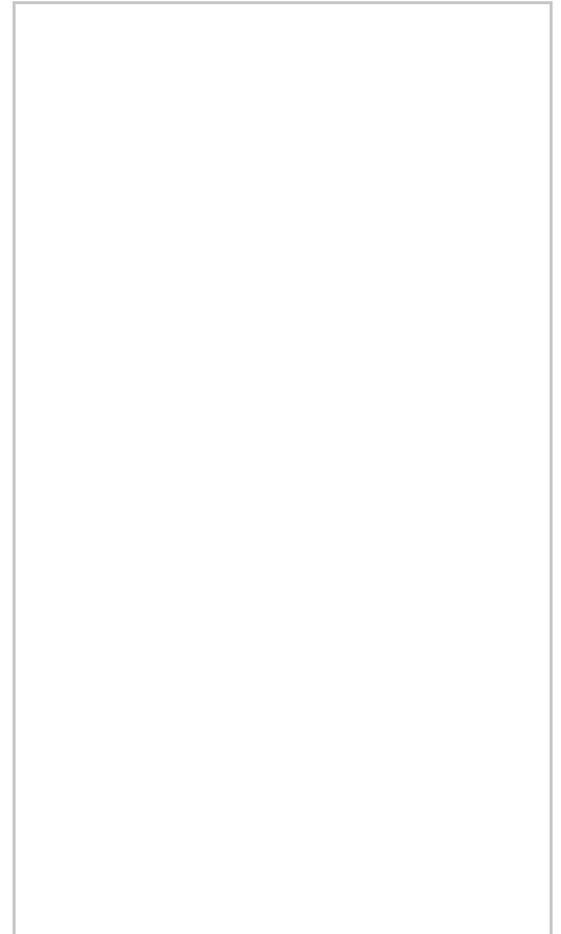
### Front External / Driveway / Garage

To the front, the property presents well with a neat lawned garden, driveway providing off-road parking, and access to a detached garage. The frontage has a tidy, well-maintained appearance which adds to the overall kerb appeal of the home. The driveway and garage are excellent practical features, providing valuable parking and storage.

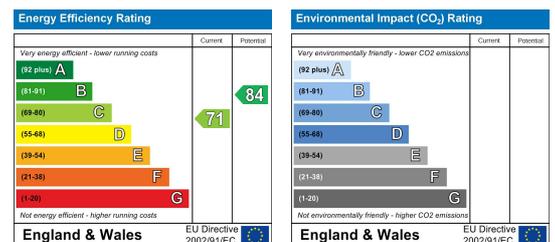
## Area Map



## Floor Plans



## Energy Efficiency Graph



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