

HUNTERS®

HERE TO GET *you* THERE



Hatfield Place

Peterlee, SR8 5ST

Offers Over £69,950



WONDERFUL FAMILY HOME WITH A GARAGE - NO ONWARD CHAIN... Hunters are delighted to present to the market this lovely family home which offers three bedrooms, a breakfasting kitchen, lounge, dining room, a bathroom together with a ground floor W/c and a westerly facing garden with a private driveway together with a garage nearby. The property is situated within a popular location at the entrance to Hatfield Place and positioned within reach of local schools, the Castle Dene Shopping Centre facilities and the A19 which interconnects with all of the regions major conurbations including the historic city of Durham. The property includes both gas central heating to radiators via a Worcester combi boiler and double glazing. The property is conveniently offered with no onward chain which is an ideal situation for purchasers who require a home move quickly. For further information please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre.



Entrance Hallway

Providing a lovely welcoming entrance the area includes a staircase leading to the first floor landing area and grants access to the ground floor W/c. Additional attributes include a double glazed exterior door accompanied with a double glazed window on the half landing, a radiator and three larger than average storage cupboards.

Ground Floor W/c

This useful facility for families features a double glazed window and both a low level W/c and a hand wash basin.

Breakfasting Kitchen 10'11" x 9'10" (3.35m x 3.02m)

The delightful kitchen includes a wealth of wall and floor cabinets finished in beech colour tones with contrasting granite style laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fitments positioned beneath a double glazed window which overlooks the rear westerly facing gardens. Additional attributes include an integral gas hob and an electric oven placed below an elevated integral extractor hood, a concealed wall mounted Worcester gas combi boiler, attractive floor tiling, a radiator and an exterior double glazed door which offers accessibility into the gardens.

Lounge 11'10" x 9'10" (3.61m x 3.02m)

Occupying a popular dual aspect with an open plan situ into the dining room, the lounge features a double glazed window providing lovely views over the central parkland at the front of the residence complimented with a feature fire surround attractive laminated flooring and a radiator.

Dining Room 10'11" x 9'10" (3.35m x 3.02m)

Situated at the rear of the residence, the dining room features a continuation of the laminated flooring from the lounge, a radiator and furthermore incorporates wonderful double glazed sliding patio doors which open directly into the predominantly west facing rear gardens, ideal for families and al-fresco dining in the warm summer months.

First Floor Landing

The welcoming landing area accommodates two larger than average storage cupboards and doors offering access into the three well appointed bedrooms and family bathroom.

Master Bedroom 12'0" x 10'0" (3.66m x 3.05m)

Located at the front of the residence the master bedroom features a double glazed window which provides scenic elevated views across the parkland, a radiator and a convenient fitted wardrobe.

Second Bedroom 10'0" x 9'1" (3.05m x 2.79m)

Nestled towards the rear of the property this lovely second double bedroom includes a double glazed window offering elevated views across the westerly facing gardens, a useful fitted wardrobe and a radiator.

Third Bedroom 9'10" x 6'3" (3.02m x 1.93m)

The respectfully proportioned third bedroom offers elevated views across the rear gardens through double glazed windows, a radiator and a convenient fitted wardrobe.

Family Bathroom 8'9" x 6'9" (2.69m x 2.06m)

Positioned adjacent to the master bedroom at the front of the home, the bathroom suite comprises of a panel bath, a low level W/c, an elevated hand wash basin, a radiator and a double glazed frosted window.

Outdoor Space

At the front of the home there are lawned gardens which precede the area of open parkland, whilst to the rear, there are wonderful predominantly west facing lawned gardens which are intersected with a block paved gated driveway accompanied with a patio area which can be accessed via the patio doors from the dining room and a further door from the breakfasting kitchen. The gardens are an ideal attribute for families and outdoor enjoyment during the warm summer months with the added convenience of a useful storage outbuilding and a garage situated nearby.

Garage 18'8" x 8'3" (5.69m x 2.54m)

The well appointed garage is situated a short distance from the property and features an up and over garage door providing a useful secure standage area for the family vehicle or an extra storage facility together with a water tap..

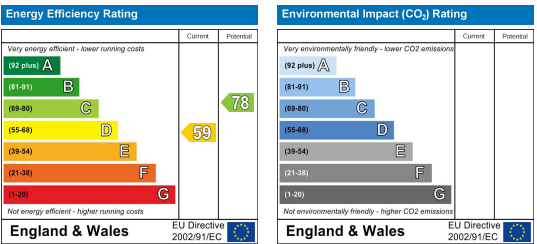
Area Map



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.