



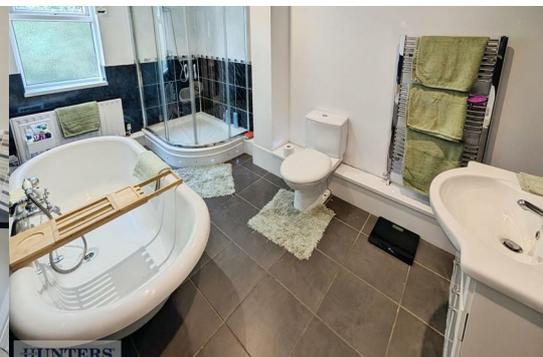
Adrian Place

Peterlee, SR8 5SR

Asking Price £110,000



Situated in a pleasant position overlooking Castle Eden Dene, this beautifully presented three-bedroom home offers spacious and versatile accommodation throughout. The ground floor features a stylish open-plan lounge through dining room, a modern fitted kitchen with access to the rear garden, a welcoming entrance hallway, and a convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms and a luxurious family bathroom with both a roll-top bath and separate shower. Outside, the low-maintenance rear garden provides the perfect space for relaxing or entertaining, while the attractive frontage enjoys an open aspect onto mature trees. Ideally located close to local schools, amenities, and transport links, this property is ready to move straight into and would make an ideal family home.



Entrance Hallway

A welcoming entrance hallway finished in a tasteful neutral décor, featuring glossy tiled flooring that flows through to the kitchen. The space is well-lit and provides access to the main reception rooms, ground floor w/c and staircase to the first floor. A practical layout offers both style and functionality, setting the tone for the rest of the home.

Ground Floor W/C

A convenient ground floor cloakroom fitted with a low-level WC and corner hand basin. Finished in a modern style with part-tiled splashback and neutral décor, this space adds practicality for guests and family alike.

Kitchen 10'11" x 9'8" (3.34m x 2.95m)

This stylish and well-proportioned kitchen is fitted with a range of contemporary two-tone gloss units in white and vibrant lime, paired with sleek contrasting worktops and modern tiled splashbacks. Offering excellent storage and workspace, the kitchen includes an integrated electric hob with stainless steel extractor, inset sink, and space for appliances. A large rear-facing window and glazed back door allow plenty of natural light while providing direct access to the garden. Finished with high-gloss tiled flooring and spotlights, this kitchen perfectly blends functionality with modern design.

Lounge Through Dining Room 24'0" x 9'11" (7.32m x 3.04m)

This beautifully presented open-plan lounge through dining room offers a perfect blend of style and comfort. The lounge area features a modern décor with a striking feature wall, complemented by contemporary grey tones and a large front-facing window that floods the space with natural light. Sleek wood-effect flooring flows seamlessly into the dining area, which is ideal for family meals or entertaining guests, and benefits from French doors opening to the rear garden. The tasteful décor, stylish lighting fixtures, and well-proportioned layout make this a welcoming and versatile living space.

Conservatory 12'7" x 9'11" (3.84m x 3.03m)

Located off the lounge/dining room, this delightful additional reception area provides access into the rear gardens via a pair of double glazed patio doors and features a further pair of double glazed doors to the lounge/dining room and a radiator.

First Floor Landing

The first floor landing provides access to the bedrooms and family bathroom, with a side-facing window allowing natural light to brighten the space. Finished in a modern décor with matching carpeting to the staircase, this area offers a welcoming transition between the upper rooms.

Master Bedroom 12'1" x 8'0" (3.70m x 2.44m)

A generously sized master bedroom featuring a large front-facing window that fills the room with natural light. The space is complemented by modern flooring and ample built-in storage, including sliding wardrobes with mirrored panels. Neutral décor provides a calm and inviting atmosphere, making it the perfect retreat at the end of the day.

Second Bedroom 9'11" x 9'5" (3.04m x 2.88m)

A bright and welcoming double bedroom positioned to the rear of the property, featuring modern décor and wood-effect flooring. A large window allows plenty of natural light, while the room offers ample space for a bed, storage, and a dedicated workspace, making it versatile for a variety of needs.

Third Bedroom 11'6" x 9'11" into recess (3.53m x 3.04m into recess)

A well-proportioned single bedroom with a rear-facing window, offering a pleasant outlook and natural light. Finished in a neutral décor, this room is ideal as a guest bedroom, home office, or nursery, providing flexibility to suit individual needs.

Family Bathroom 11'8" x 6'9" (3.58m x 2.07m)

A luxurious and generously sized family bathroom, featuring a freestanding roll-top bath with central mixer tap and handheld shower attachment, alongside a separate corner shower enclosure with modern tiling. The suite is completed with a low-level WC, vanity-style wash basin, and chrome heated towel rail. Finished with stylish tiled flooring and part-tiled walls, the space combines elegance with practicality.

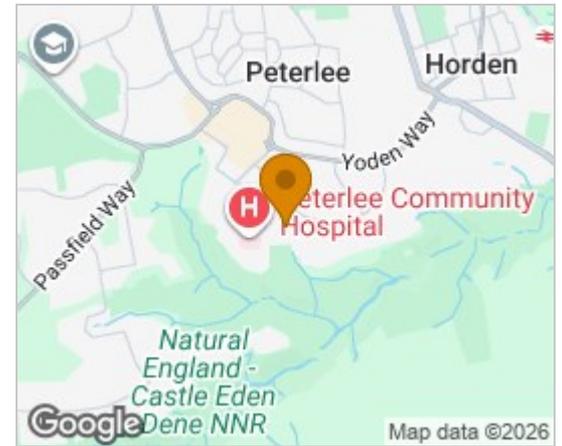
Outside Spaces

To the front of the property is an attractive outlook over a green space and mature trees, offering a pleasant setting and added privacy. The rear garden is designed for low-maintenance living, featuring paved and block-paved areas ideal for outdoor seating or entertaining, along with gated access and a storage shed.

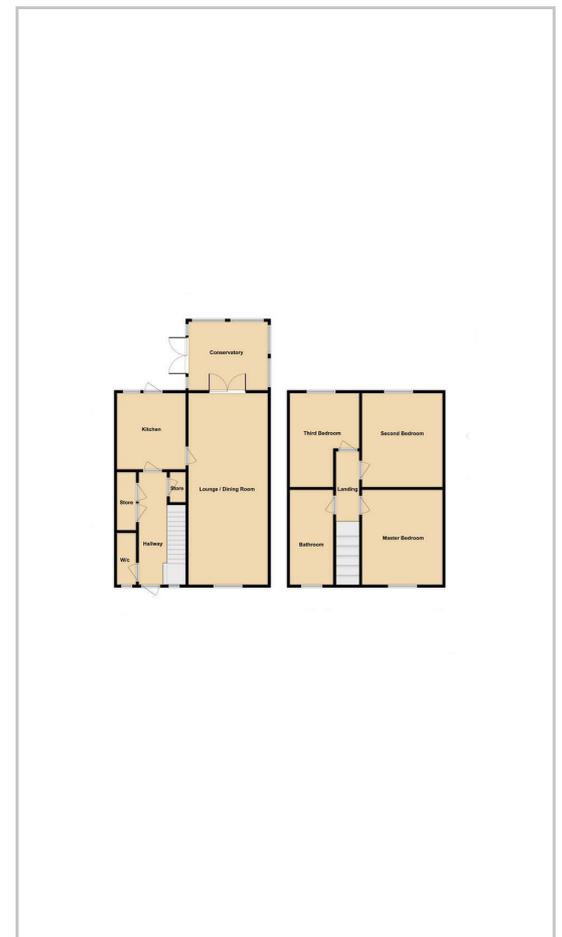
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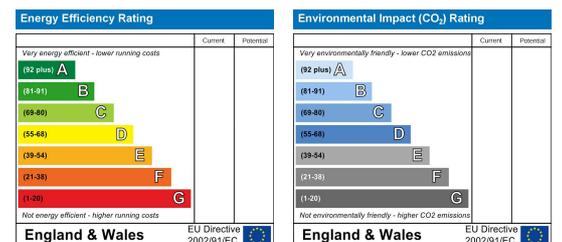
Area Map



Floor Plans



Energy Efficiency Graph



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