



## 9 Balmoral Drive

, Peterlee, SR8 1QP

**£309,950**



Nestled in the desirable area of Balmoral Drive, Peterlee, this stunning and rare-to-the-market detached house offers an exceptional living experience. Built in 2002, this impressive property spans an expansive 1,668 square feet, providing ample space for families and entertaining alike.

The home boasts four well-proportioned bedrooms, ensuring comfort and privacy for all family members. The two reception rooms are perfect for both relaxation and hosting guests, while the garage conversion into a delightful pool and family room adds a unique touch, making it an ideal space for entertaining friends and family.

The modern kitchen is designed with functionality in mind, seamlessly connecting to the dining area through to the sunroom conservatory that invites natural light and offers a tranquil space to enjoy your morning coffee or unwind after a long day.

The large wrap-around garden is a true highlight, providing a beautiful outdoor area for children to play or for hosting summer barbecues. Additionally, the property includes two parking spaces, ensuring convenience for



