



Eden Lane

Peterlee, SR8 5ND

Offers Over £73,500



Hunters are pleased to welcome to the market this well-presented two-bedroom home located on Eden Lane, Peterlee. Offering spacious accommodation throughout, the property features a comfortable lounge, modern kitchen/dining room with French doors to the rear garden, two well-sized bedrooms and a family bathroom. Externally, the home benefits from an enclosed rear garden with lawn and patio areas, making it ideal for families, first-time buyers or those looking for a property ready to move into. Positioned within a popular residential area of Peterlee, the property is well placed for local schools, shops, transport links and everyday amenities. Early viewing is highly recommended to appreciate the size, layout and outdoor space this home has to offer.



Entrance Hallway

The property is entered through a modern glazed front door with decorative glass panelling and matching side panel, creating a bright and welcoming first impression. The entrance area is neatly presented with tiled flooring, textured feature walls and access through into the main accommodation, offering a practical space for coats, shoes and day-to-day use.

Lounge 15'10" x 11'1" (4.83m x 3.40m)

A spacious and comfortable lounge positioned to the front of the home, offering a warm and inviting living space ideal for family relaxation. The room is well presented with neutral décor, fitted carpet and a large front-facing window allowing plenty of natural light to enter. A feature fireplace with decorative surround creates an attractive focal point, while the room provides ample space for multiple sofas and freestanding furniture. The staircase rises from the lounge, giving the room a cosy yet open feel.

Dining Kitchen 15'10" x 12'9" (4.83m x 3.90m)

To the rear of the property is a generous kitchen/dining room, fitted with a stylish range of grey shaker-style wall and base units, complemented by wood-effect worktops and modern flooring. The kitchen offers excellent storage and workspace, with space for freestanding appliances and a dining table, making it a practical family hub. Spotlights to the ceiling give the room a modern finish, while the rear window overlooks the garden and French doors open directly outside, creating a bright and sociable space ideal for everyday meals and entertaining.

First Floor Landing

The first floor landing is light and well presented, with neutral décor, fitted carpet and a front-facing window bringing in natural light. The landing provides access to the bedrooms and family bathroom, with a pleasant open feel from the stairwell.

Family Bathroom

The family bathroom is fitted with a white suite comprising panelled bath with electric shower over, low-level WC and wash hand basin. The room features tiled splashback areas, a large frosted window and a practical layout, offering a functional bathroom space for family use.

Master Bedroom 12'6" x 11'1" (3.82m x 3.38m)

A well-proportioned double bedroom located to the rear of the property, offering a generous amount of floor space for a large bed and additional furniture. The room is tastefully decorated with a soft feature wall, fitted carpet and a large rear-facing window. Mirrored wardrobes provide excellent storage and help enhance the sense of space and light within the room.

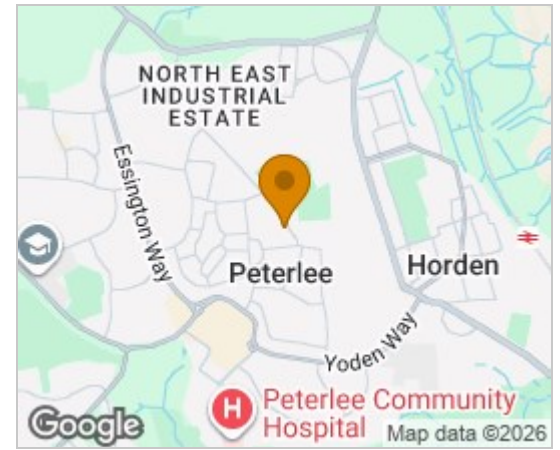
Second Bedroom 12'10" x 10'4" (3.92m x 3.17m)

A further good-sized bedroom, currently arranged as a child's bedroom and study/gaming space. The room benefits from fitted carpet, a rear-facing window and plenty of room for bedroom furniture, desks and storage. This versatile space would work well as a second bedroom, child's room, guest room or home office depending on the buyer's needs.

Outdoor Space

To the rear is an enclosed garden, mainly laid to lawn with patio seating areas, fenced boundaries and mature trees nearby providing a pleasant backdrop. The garden offers a good family-friendly outdoor space, with room for children's play equipment, seating and general outdoor use. French doors from the kitchen/dining room provide direct access, making the garden ideal for summer entertaining and everyday family living.

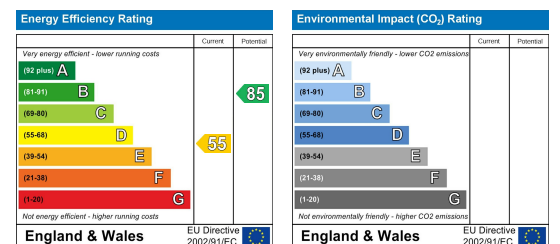
Area Map



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.