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## Cross Peels, Edmundbyers



A tremendous opportunity to purchase a light and spacious five bedroom detached property in Edmundbyers which occupies a substantial garden plot and captures stunning views across open countryside. The accommodation presents in good order throughout, yet has undoubted potential to further develop. Rooms include: entrance hall, lounge, dining kitchen, conservatory, five bedrooms and two bathrooms. Externally is gated access to ample driveway parking and a large integral double garage. In addition are extensive lawned gardens, patio seating and a variety of trees, shrubs and bedded plantings. The location enjoys a high degree of privacy and is within walking distance of the village centre. It is also well placed for commuter access to Newcastle and Durham. Viewings are highly recommended.

OIRO £385,000

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Property Ref: 1568





## VIEWING STRICTLY BY APPOINTMENT WITH RED HOT PROPERTY

### Reception Hallway

Storage cupboard, Delft rack, Two double central heating radiators.

### Lounge 16'11" by 14'10" (5m 16cm x 4m 52cm)

Open feature fireplace with carved wood fire surround, Slate inset and hearth, Coving to ceiling, Ceiling rose, Sliding patio doors to conservatory, Double glazed picture window, Two double central heating radiators.

### Conservatory 13'3" by 7'10" (4m 4cm x 2m 39cm)

Full height double glazed units, Polycarbonate roof, Sliding patio doors to external.

### Dining Kitchen 20'5" by 15'4" (6m 22cm x 4m 67cm)

Fitted with a range of wall and floor units with roll edge worktop surfaces, One and a half bowl sink unit with mixer tap over, Integrated electric double oven, Four ring ceramic hob, Extractor hood, Integrated fridge and freezer, Centre work island, Plumbed for dishwasher, Part tiled walls, Recessed lighting, Oil fired boiler, Double glazed window, Two double central heating radiators, Door to external.

### Double Bedroom 13'5" by 11'10" (4m 9cm x 3m 61cm)

Coving to ceiling, Double glazed picture window, Single central heating radiator.

### Double Bedroom 12'8" by 11'11" (3m 86cm x 3m 63cm)

Built-in wardrobe, Double glazed picture window, Single central heating radiator.

### Bathroom 8'9" by 9'5" (2m 67cm x 2m 87cm)

Bath with shower style attachment, WC, Wash hand basin, Bidet, Tiled walls, Extractor fan, Single central heating radiator, Double glazed window.

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WC, Wash hand basin, Part tiled walls, Double glazed window, Single central heating radiator.

### Double Bedroom 11'7" by 9'8" (3m 53cm x 2m 95cm)

Understair storage cupboard, Coving to ceiling, Ceiling rose, Double glazed window, Single central heating radiator.

### First Floor Landing Area

Loft access, Double central heating radiator, Double glazed skylight window.

### Double Bedroom 17'3" by 11'8" (5m 26cm x 3m 56cm)

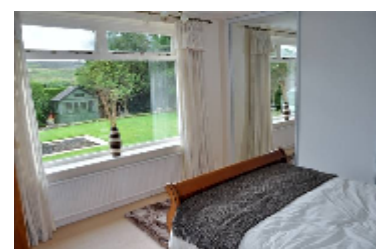
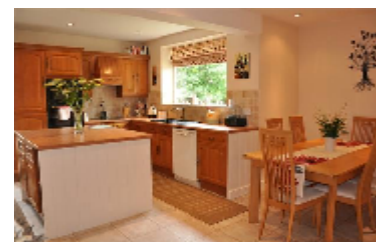
Double glazed skylight window, Double central heating radiator.

### Study/Bedroom 12'4" by 8'10" (3m 76cm x 2m 69cm)

Double glazed skylight window, Double central heating radiator.

### Bathroom 8'10" by 12'3" (2m 69cm x 3m 73cm)

Bath with shower style attachment, WC, Wash hand basin, Part tiled walls, Storage cupboard, Loft access, Double glazed skylight window, Double central heating radiator.





## VIEWING STRICTLY BY APPOINTMENT WITH RED HOT PROPERTY

Double Garage 24'8" by 18'10" (7m 52cm x 5m 74cm)

Wall and floor units, Sink and drainer unit, Plumbed for washing machine, Single central heating radiator, Two single glazed windows, Wood beams, Door to external, Two double vehicular doors.

### External

Gated access to ample block paved driveway parking. Generous lawned gardens with full length decked seating area and a variety of trees, shrubs and bedded plantings. There are pleasant rural views and a high degree of privacy.

### Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

