



4 bed detached house to buy in

Shadforth Close, Peterlee, Peterlee,
Durham, SR8 2NG

£280,000

 x 4
  x 2
  x 3

Tenure

Freehold

Property features

- ✓ 4 Bedroom Deatched Home
- ✓ Rare Plot & Position
- ✓ Garden Space To All Sides
- ✓ Office/Study
- ✓ EPC Rating C

Driveway & Garage parking

Garden

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Description

Pattinson Estate Agents welcome this rarely available, extended 4 bedroom detached family home located in Old Shotton, Peterlee.

NO UPPER CHAIN

Situated on a unique plot, with outside garden space to all four sides and backing onto Shotton Hall woodland. Additional features include; Double glazing and gas central heating throughout.

The property floor plan briefly comprises of: Entrance Hallway, Downstairs shower room, Lounge, Office/study, Open plan kitchen dining, Garden room. To the first floor: Landing, All four bedrooms, and 4 piece family bathroom.

Externally, Extensive outside space to all sides, made up of lawn, patio, block paving and hardstanding, two driveways and a double garage with doors to either sides.

Viewing comes highly recommended to appreciate the setting of this home and the potential. Old Shotton itself is a village that once lay on the route of the A19, before its bypass to the west of the village and is ideally situated as a commuter location. To arrange a viewing or for further information about this property please contact the Peterlee office on 0191 518 2636.

Council Tax Band: D

Tenure: Freehold

Price: £280,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

External Front

Block paved drive, pathway and lawns to either sides.



Entrance Hall

Front glazed external door, radiator, storage cupboard, staircase up to the first floor and access into:



Lounge

5.44m x 3.60m (17'10" x 11'9")

Double glazed window to the side, patio door to the rear, radiator and feature fire place with log burner.



Study/Office

1.74m x 3.53m (5'8" x 11'6")

2x double glazed windows, radiator and carpeted flooring.



Kitchen Diner

5.49m x 5.83m (18'0" x 19'1")

Open plan with fitted wall and base units with granite work surfaces, matching island, range cooker, sink unit, integral; dishwasher and washing machine. Double glazed window, patio doors to the rear and external door to the side.



Garden Room

2.66m x 1.86m (8'8" x 6'1")

2x double glazed windows, radiator and tiled flooring.



Shower Room

3 piece suite composing of a corner shower cubicle, low level, w.c and hand wash basin. Chrome towel radiator and double glazed window.



1ST FLOOR:

Landing

Access to all 4 bedrooms and family bathroom. radiator and double glazed window.



Bedroom One

3.15m x 3.26m (10'4" x 10'8")

Double glazed window, build in wardrobes, radiator and carpeted flooring.



Bedroom Two

2.86m x 3.37m (9'4" x 11'0")

Double glazed window, build in wardrobes, radiator and carpeted flooring.



Bedroom Three

2.76m x 3.25m (9'0" x 10'7")

Double glazed window, built in storage, radiator and carpeted flooring.



Bedroom Four

2.11m x 2.54m (6'11" x 8'4")

Double glazed window, radiator and carpeted flooring.



Family Bathroom

2.09m x 2.39m (6'10" x 7'10")

4 piece suite composing of a double walk in shower, free standing bath, low level, w.c and hand wash basin. Chrome towel radiator, fully tiled and double glazed window.



External

Laid mainly to lawn, with patio, hardstanding areas and backing on to Shotton hall woods



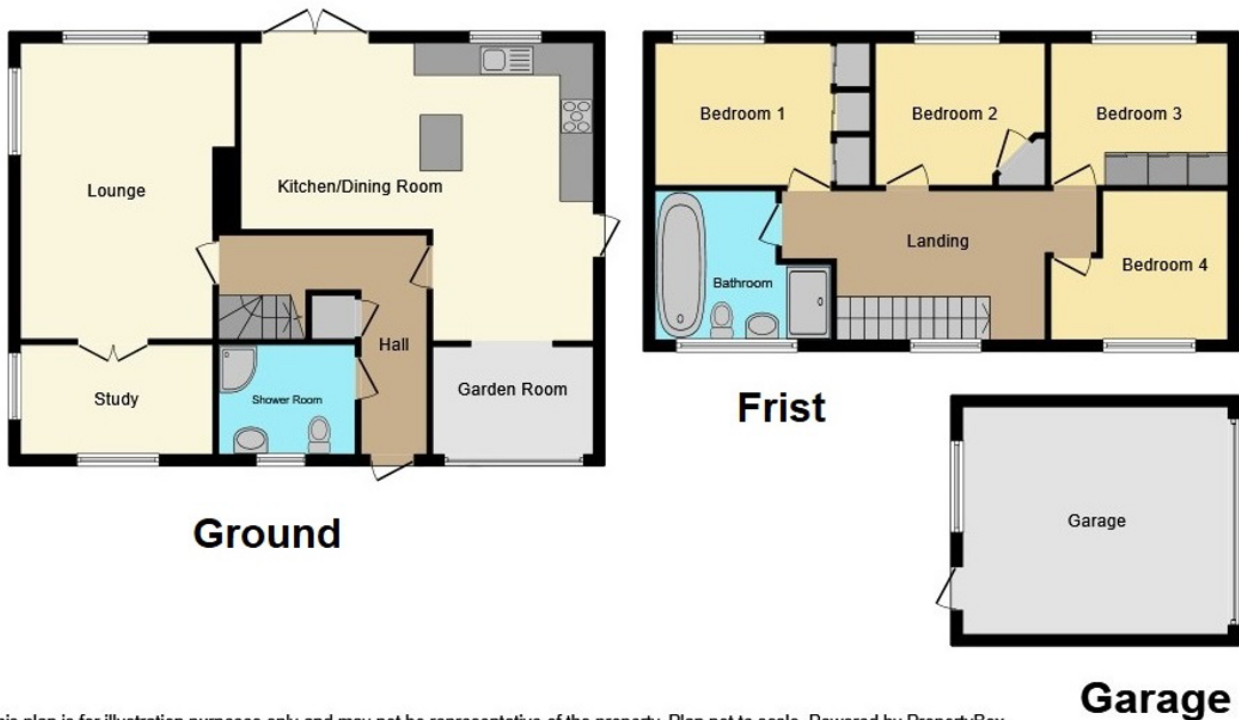
Double Garage

Large double open plan garage, main up and over door to front and rear roll shutter door giving access onto the property.



Plot





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Shadforth Close, Peterlee, Peterlee, Durham, SR8 2NG

Contact your local branch today for more information on this property:

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

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