



## 3 bed semi-detached house to buy in SR8

Nursery Gardens, Easington Village, Peterlee, Durham, SR8 3UY

# £300,000

 x3
  x2
  x3

Tenure

**Freehold**

## Property features

- ✓ Extended three-bedroom home
- ✓ Sought-after location
- ✓ Occupying an extensive plot
- ✓ Larger south-westerly facing
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Charismatic and inviting, we are delighted to offer for sale this impressive extended three-bedroom semi-detached home, occupying an extensive plot within the sought-after village of Easington Village. With its generous internal layout, additional ground floor facilities, substantial south-westerly facing rear garden, and attached garage, this property presents a superb opportunity for families seeking space in a desirable setting.

Upon entering, you are welcomed by a spacious and well-presented entrance hallway lobby. The ground floor features three generous reception rooms — a lounge, dining room, and garden room — all enhanced by the extension, providing versatile living space ideal for modern family life and entertaining. Large windows allow natural light to flow throughout, creating a bright and comfortable atmosphere, while the thoughtful layout ensures a seamless connection between each living area.

The kitchen is well equipped with a range of high-quality fitted wall and base units, integrated appliances, generous worktop space, and room for informal dining. Bi-folding doors open directly onto the rear garden, creating excellent indoor-outdoor flow and making the space perfect for entertaining, particularly during the warmer months.

The property further benefits from a convenient downstairs shower room, fitted with contemporary sanitary ware, offering added practicality for busy households and guests alike.

To the first floor, there are three well-proportioned bedrooms, each offering ample space for furnishings and storage. The accommodation is complemented by a modern four-piece family bathroom, fitted with contemporary fixtures and finishes, featuring a freestanding bath and separate walk-in shower. All bathroom facilities are well maintained and reflect the overall quality presentation of the home.

Externally, the property truly stands out. Positioned on an extensive plot, it boasts a larger south-westerly facing rear garden, enjoying morning, afternoon and evening sun — ideal for outdoor dining, relaxing, or family use. In addition, there is an attached garage (larger than a standard single, though not quite a double), providing excellent storage or workshop potential, along with driveway parking to the front.

Located within the highly regarded Easington Village, known for its strong community feel and convenient access to local amenities, schools, transport links, and surrounding countryside, this home offers an excellent balance of space, setting, and practicality.

Early viewing is highly recommended to fully appreciate the accommodation, plot size, garage space, and desirable village location this property has to offer.

Council Tax Band: D

Tenure: Freehold

Price: £300,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

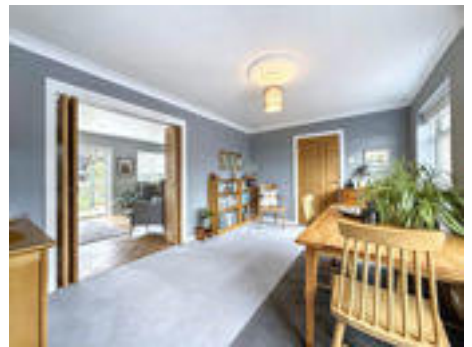
## External Front



## Entrance Hall



## Dining Room



## Lounge



## Kitchen Family Room



## Garden Room



## Ground Floor Shower Room



## FIRST FLOOR:

### Landing



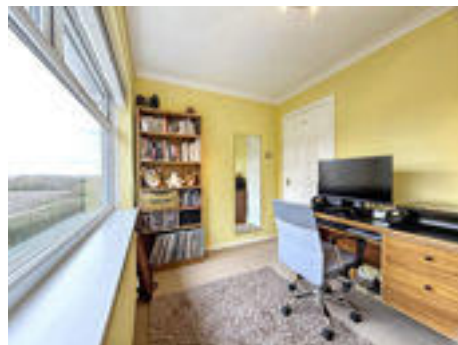
### Bedroom One



### Bedroom Two



## Bedroom Three



## Family Bathroom



## External Rear



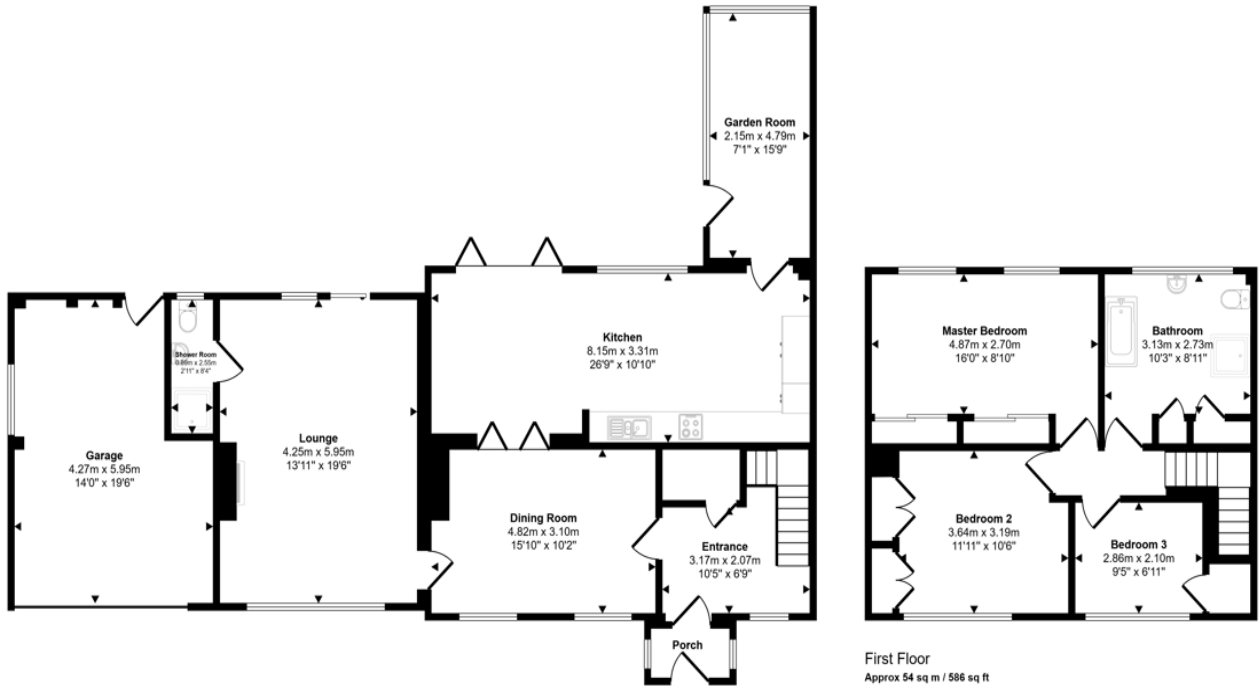
## Garage



## Plot



Approx Gross Internal Area  
175 sq m / 1887 sq ft



Ground Floor  
Approx 121 sq m / 1301 sq ft

First Floor  
Approx 54 sq m / 586 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 3D.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Nursery Gardens, Easington Village, Peterlee, Durham, SR8 3UY

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

