



## 4 bed detached house to buy in

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

# £280,000

🛏 x 4 🚿 x 2 🚻 x 3

Tenure

**Freehold**

Driveway & Garage parking

Garden

## Property features

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

## 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



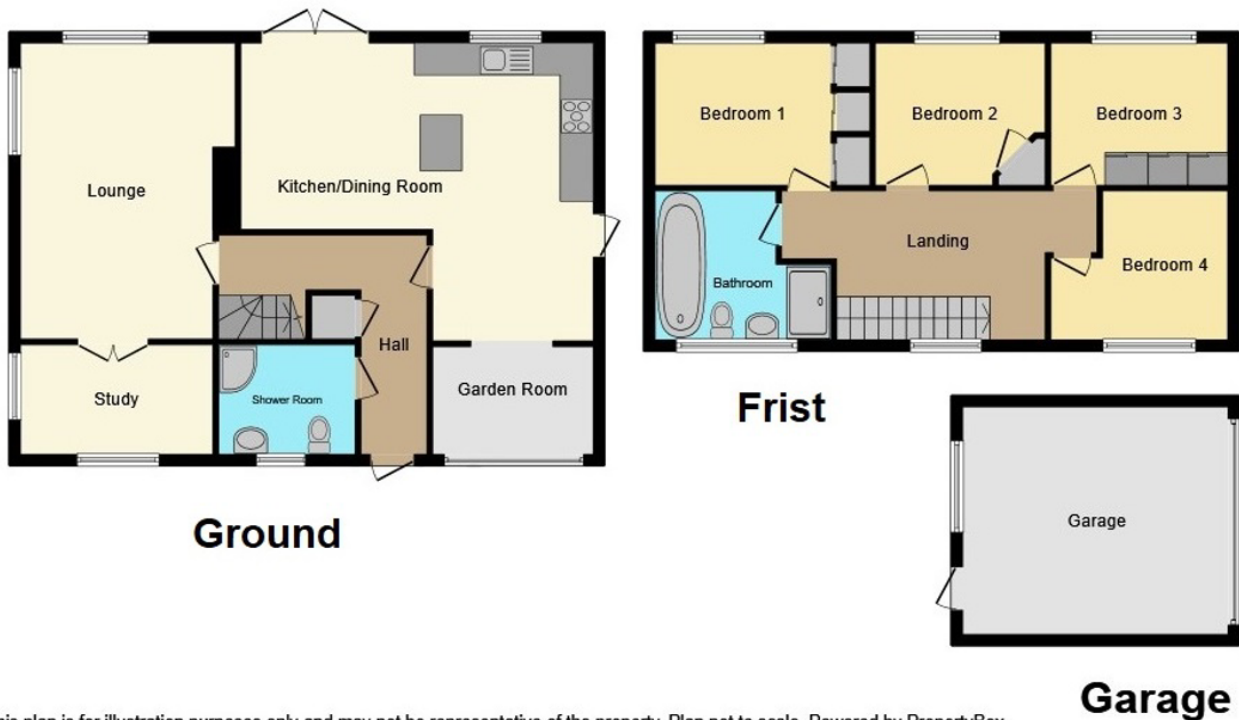
## Double Garage

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	82
(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	

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

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

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