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# Cherry Drive

Haswell Village, DH6 2BG

## Offers In The Region Of £305,000

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- DISTINCTIVE DORMER BUNGALOW
- WONDERFUL GARDEN ROOM
- FORMAL DINING ROOM
- FAMILY BATHROOM
- DETACHED DOUBLE GARAGE & PARKING
- FOUR BEDROOMS / EN-SUITE FACILITY
- GENEROUS LOUNGE
- DINING KITCHEN
- GARDENS WITH LOVELY COUNTRY VIEWS
- GAS CENTRAL HEATING - EPC: C

Tel: 0191 586 3836

# Cherry Drive

## Haswell Village, DH6 2BG

## Offers In The Region Of £305,000

"A DISTINCTIVE DORMER BUNGALOW IN THE COUNTRY"....Hunters are overwhelmed to present to the market this inspiring four bedroom detached residence which offers a spectacular setting at the end of a cul-de-sac with beautiful private gardens offering countryside views over farmers fields. This dormer bungalow incorporates a forecourt garden leading to a larger than average detached double garage and a ground floor specification to include a lovely garden room with two further generous reception rooms, an informal dining kitchen, guest W/c and a master bedroom with an adjoining en-suite facility. To the first floor there are three well appointed additional bedrooms and a wonderful family bathroom. Haswell Village is ideally situated for access onto both the A19 and A1 which interconnect with all of the regions major conurbations including Newcastle, Sunderland and the historic City of Durham only 8.2 miles by car, the flamboyant seafront and beautiful beaches at Seaham together with Dalton Park Leisure/shopping complex in Murton. For further information please contact your local Hunters Office situated in the Castle Dene Shopping Centre.

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## AGENTS NOTES
It is a pleasure to have the opportunity to present to the market this bespoke detached dormer bungalow which has been specifically positioned at the end of an executive cul-de-sac offering a predominant south facing aspect maximising the breathtaking countryside views beyond the rear gardens.

## ENTRANCE HALL
Situated at the centre of this wonderful dormer bungalow, the main entrance offers a newel posted spindle staircase leading to the upper floor gallery landing and a sitting area to the under stair recess. Panelled windows and a partially glazed entrance door offer an abundance of natural light throughout the floor area which is finished with attractive laminated flooring.

## GROUND FLOOR W/C
This useful ground floor W/c situated off the entrance hallway features a hand wash basin and a low level W/c.

## LOUNGE
14'0" x 19'0" (4.27 x 5.79)
Occupying a prominent position within the home this larger than average principle reception room offers predominantly south facing views across the rear gardens towards the stunning countryside through a wonderful double glazed bay window. The room is further enhanced with two illuminated display recesses set either side of a contemporary fireplace and a radiator.

## DINING ROOM
11'7" x 14'0" (3.53 x 4.27)
Nestled in the heart of the residence this additional reception room continues with the attractive laminated flooring flowing from the hallway culminating at double glazed full length windows and patio doors providing accessibility into the garden room. Furthermore, the room includes a radiator and an internal door to the hall.

## GARDEN ROOM
11'2" x 11'8" (3.4 x 3.56)
This further reception room is situated off the dining room and offers a wonderful retreat with an expanse of floorspace enhanced with a feature double glazed skylight etched into the roof void. The room includes an elevated electric convector heater and full length double glazed windows together with a pair of double glazed patio doors which open into a lovely private patio courtyard which precede the gardens.

## DINING KITCHEN
11'1" x 19'1" (3.38 x 5.82)
Situated at the rear of the residence on a predominantly south facing aspect with lovely views over the gardens and countryside, the room features a wealth of wall, floor and glazed display cabinets finished in contemporary colour tones and integral appliances leading to contrasting work surfaces which turn to create a convenient breakfasting area. This spectacular room provides accessibility into the lovely rear gardens via a pair of double glazed doors and additionally features a radiator and a double glazed window which overlooks the front grounds.

## MASTER BEDROOM
10'6" x 14'4" (3.2 x 4.37)
Positioned off the main hallway at the front of the property, this wonderful double bedroom offers an expanse of wardrobes, a radiator and double glazed windows which overlook the scenic front grounds. An internal door opens into the private en-suite facility.

## EN-SUITE
7'0" x 7'2" (2.13 x 2.18)
A useful facility adjoining the master bedroom which includes a convenient tiled floor leading to the enclosed shower cubicle complete with an etched glazed door and elevated electric shower. Further attributes include a low level W/c, a hand wash basin set into a vanity cabinet and a double glazed window set to the side of the residence.

## GALLERY LANDING
The staggering gallery landing set at the top of the staircase from the entrance hall offers an enchanting character amplified with a newel posted spindle balustrade and a beautiful bespoke circular picture window which overlooks the front grounds.

## SECOND BEDROOM
10'2" x 16'0" (3.1 x 4.88)
Continuing with the larger than average dimensions associated with most rooms, this attractive double bedroom is enhanced with a sloping ceiling and includes a fitted wardrobe, a radiator and double glazed windows set to the side of the residence.

## THIRD BEDROOM
10'6" x 13'11" (3.2 x 4.24)
Situated at the rear of the residence this larger than average bedroom encapsulates the individualistic ambience reflected throughout the residence, particularly, with the double glazed dormer window providing outstanding elevated views across the rear gardens towards the beautiful countryside. Furthermore, the double bedroom offers a radiator and a fitted double wardrobe concealing the gas boiler.

## FOURTH BEDROOM
8'4" x 12'10" (2.54 x 3.91)
The delightful fourth bedroom which is currently facilitated as a hobby room and includes a velux style double glazed window set into the sloping ceiling and a radiator.

## FAMILY BATHROOM
7'2" x 15'5" (2.18 x 4.7)
Positioned adjacent to the third bedroom at the rear elevation, the family bathroom includes a double glazed dormer window offering wonderful views over the surrounding countryside. The bathroom suite comprises of a corner panel bath, a pedestal hand wash basin and a low level W/c. Additional accompaniments include a tiled vanity area, a radiator and a useful storage cupboard.

## DETACHED DOUBLE GARAGE
18'5" x 19'2" (5.61 x 5.84)
Located in the corner of the front grounds beyond the double driveway this well appointed detached pitch roof double garage features two up and over garage doors complimented with a circular fanlight window, a selection of electrical sockets and an additional door opening into the rear gardens.

## EXTERNAL
A paved double driveway suitable for two family vehicles intersects the lawned gardens culminating at the front door and detached double garage . A welcoming gated arched entrance leads into the enchanting rear gardens which have been thoughtfully landscaped with lawns, mature shrub borders and various patios culminating at picket fencing providing splendid views across the adjoining south facing countryside.

Floorplan

Garden Room
Lounge
Dining Room
Third Bedroom
Second Bedroom
Cloakroom W/c
En-Suite
Dining Kitchen
Entrance Hallway
Master Bedroom
Family Bathroom
Landing
Fourth Bedroom

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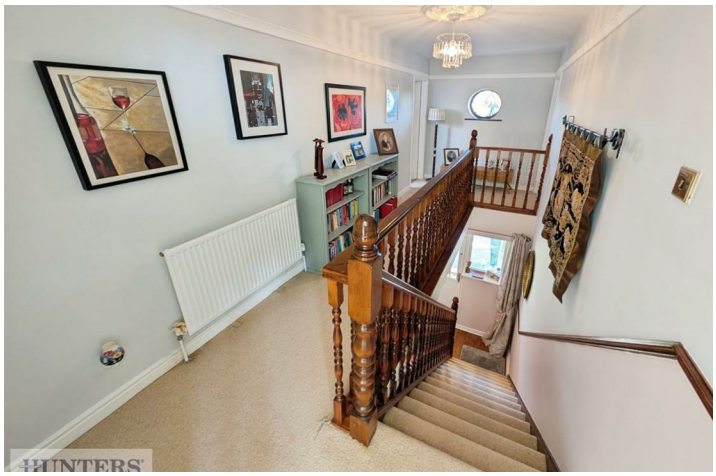
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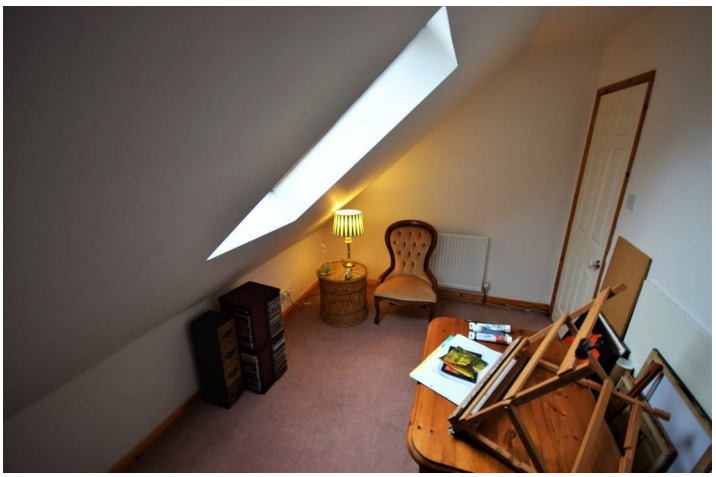

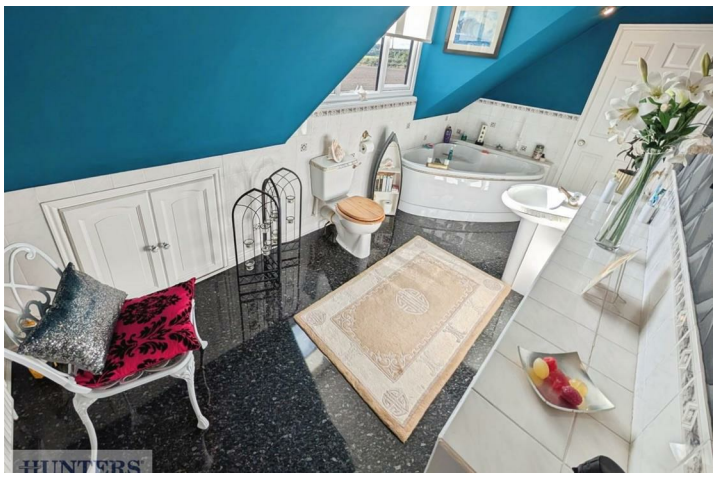
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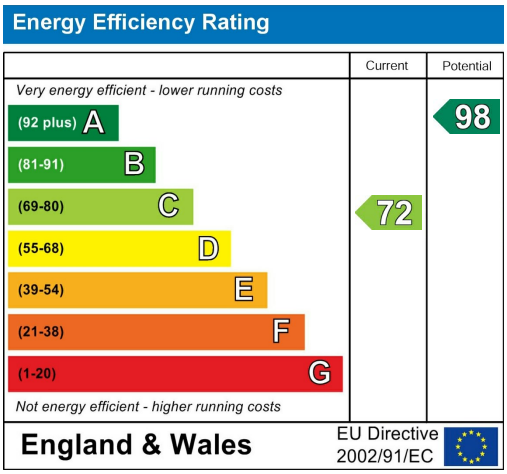
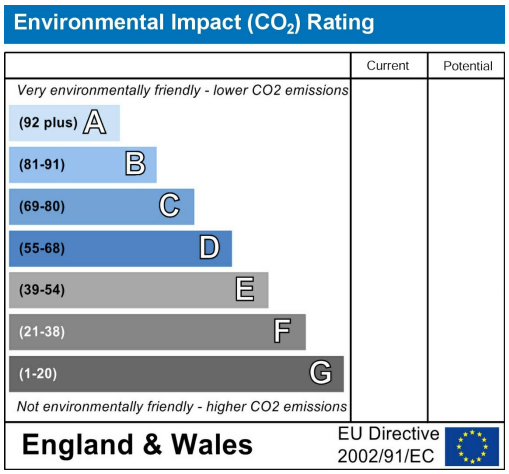
## Energy Efficiency Graph




## Viewing

Please contact our Hunters Peterlee Office on 0191 586 3836 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map

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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.

5 Yoden Way, Castledene Shopping Centre, Peterlee, SR8 1BP
Tel: 0191 586 3836 Email: peterlee@hunters.com
https://www.hunters.com

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