



### 3 bed bungalow to buy in SR8

Lumley Drive, Oakerside, Peterlee,  
Durham, SR8 1NL

# £315,000

x3 x1 x1

Tenure

**Freehold**

### Property features

- ✓ No Onward Chain
- ✓ Three Bedrooms Detached
- ✓ Garage & Driveway
- ✓ Open-Plan Kitchen & Dining Space
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

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

## Description

We are delighted to welcome to the sales market this chain free, three bedroom detached bungalow with exceptional living space, situated on Lumley Drive, Peterlee.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises of: Entrance way leading to living room, open plan dining, kitchen, patio doors leading to rear aspect and three double bedrooms and a family bathroom.

Externally, the property benefits from a garage and driveway. Low maintenance garden to the front, side and rear of the property.

Located in a quiet area, close to amenities and excellent schools, and within walking distance of the fabulous Castle Eden Dene, this property is a prestigious find. No upper chain, it is ready for you to make it your own. Don't miss out on this exceptional opportunity to own a truly remarkable home.

Viewing comes highly recommended to fully appreciate what this wonderful property has to offer. To arrange your internal viewing, call our office 0191 5412141.

Council Tax Band: D

Tenure: Freehold

Price: £315,000

Property Type: Bungalow

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance Way

3.50m x 1.10m (11'5" x 3'7")

Access via UPVC door, radiator and carpet. Leading access to lounge, kitchen, bedrooms and family bathroom.



## Living Room

5.70m x 5.00m (18'8" x 16'4")

Access via entrance way, double glazed window to the front aspect, radiator, tv point and carpet. Patio doors leading to the side aspect and a door leading access to kitchen and garage.



## Dining Area

5.50m x 4.90m (18'0" x 16'0")

Adjoining the living room.



## Kitchen

5.00m x 2.60m (16'4" x 8'6")

The kitchen is fitted with a range of wall and base units with contrasting work surfaces and sink and drainer unit under the kitchen window overlooking the front aspect. Electric hob with electric oven, radiator, carpet flooring, double glazed window to the rear aspect and door leading access to the garage.



## Breakfast Area

5.00m x 2.60m (16'4" x 8'6")

Adjoining the kitchen double glazed window to the rear aspect, with fitted table and seating area, and a door leading access to the garage.



## Bedroom 1

4.40m x 2.90m (14'5" x 9'6")

Double glazed window to front aspect, fitted wardrobes, radiator and carpet.



## Bedroom 2

3.30m x 3.00m (10'9" x 9'10")

Double glazed window to the rear aspect, fitted wardrobes, radiator and carpet.



## Bedroom 3

3.30m x 2.00m (10'9" x 6'6")

Double glazed window to front aspect, radiator and carpet.



## Bathroom

3.10m x 2.10m (10'2" x 6'10")

Double glazed window to side aspect, four piece suite comprising; low level w/c, vanity wash basin with stainless steel mixer tap, bath with mixer tap, shower cubicle with electric shower. Tiled walls, carpet flooring and radiator.



## External

Fully enclosed rear garden with a grassed area and patio. The lawn expands round to the side aspect.



## External Side

Fully enclosed south facing side garden with a large grassed area and patio. The lawn expands round to the rear aspect.





### Floor Plan

Floor area 131.7 sq.m. (1,417 sq.ft.)

TOTAL: 131.7 sq.m. (1,417 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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	

Lumley Drive, Oakerside, Peterlee, Durham, SR8 1NL

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

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<https://www.alignsurveyors.co.uk/>

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