



4 Bedrooms

An impressive four-bedroom detached family home, perfectly suited to growing families and early viewing is strongly recommended.

The property welcomes you with a bright entrance hallway leading to a generous living room, a contemporary kitchen-diner ideal for family life and entertaining, and a convenient ground-floor WC. Upstairs offers four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, along with a modern family bathroom.

Externally, the home benefits from a private rear garden with a patio area ideal for outdoor entertaining, a garage, and a driveway providing ample off-street parking. Situated in a popular residential location, the property is close to a range of local amenities including shops, reputable schools, and excellent transport links.

Parsley Close

Peterlee, SR8

Asking Price:

£240,000

EPC Rating: B



Reception:
3.40 x 5.20

Kitchen / Diner:
3.70 x 5.20

Open layout, double glazed window, double glazed French doors, rear facing, tiled floor, stove and oven, 1.5 wash basin, stainless steel tap, spotlights, access to the hallway and utility room, range of wall and base units with breakfast bar

Utility Room:
1.50 x 2.10

Door to exterior, plumbed for washing machine, boiler, storage space, access to kitchen

W/C:

Radiator, opaque window, wash basin, toilet

Bedroom 1:
4.30 x 4.30

Double glazed windows, king sized bed lay out, carpeted, neutral colour scheme, radiator, fitted 2 door wardrobe and access to en-suite

En-Suite:

1.80 x 2.40

Heated towel rack, toilet, wash basin, bar handle shower, opaque window, partly tiled



For additional information and full photo gallery please visit www.holbrookandco.co.uk



Bedroom 2:

2.70 x 4.0

Double glazed window, carpeted, double bed layout, cyan coloured walls

Bedroom 3:

2.70 x 3.0

carpeted, double glazed windows, single bed layout, neutral coloured walls

Bedroom 4:

2.10 x 3.0

radiator, single bed layout, double glazed window, green and neutral coloured walls



Bathroom:

1.80 x 2.10

Wash basin, toilet, bath, opaque window, partly tiled walls, neutral coloured tiles and walls

Disclaimer:

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

WATER METER - TBC

PARKING ARRANGEMENTS - Street Parking / Driveway

BROADBAND SPEED The maximum speed for broadband in this area is shown by inputting the postcode at the following link here >

ELECTRIC CAR CHARGER - TBC

MOBILE PHONE SIGNAL No known issues at the property



Tenure - Freehold

Viewing - By appointment through Holbrook & Co

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	92 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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