



2 Bedrooms

Holbrook Estate Agents have the pleasure of offering for sale this extended 2-bedroom detached bungalow. Located in a quiet cul-de-sac in this popular area of Peterlee, this well-presented home at Elsdon Close, SR8 1NE offers modern living in a peaceful residential setting.

The property offers large and bright living area, modern fitted kitchen with ample storage, large open plan conservatory, 2 good-sized bedrooms, modern family bathroom, private rear garden – ideal for relaxing or entertaining, Driveway with private off-street parking, situated in a quiet, family-friendly location.

This property benefits from excellent local amenities, schools, and transport links, with easy access to nearby towns and the stunning Northeast coastline.

**Council Tax Band-C**  
**EPC- C**

Asking Price:

**Elsdon Close**

**£269,500**

Peterlee, County Durham, SR8

EPC Rating: C



**Location:**

Elsdon Close, Peterlee, County Durham, SR8 1NE is a street in the ward of Castle Eden & Passfield. The street consists predominantly of detached housing. Nearby services: Shotton Hall Primary School, Closest secondary school: The Academy at Shotton Hall, Closest hospital: Peterlee Community Hospital.

**Directions:**

From Peterlee Town Centre (St Cuthbert's Way) Head southeast on Burnhope Way (A1086) toward the A19 roundabout. Turn left onto Shotton Hall Road. Continue straight for about 0.4 miles. Turn left onto Elsdon Close.

**Entrance Porch:**

**1.2 x 1.36**

Double-glazed entrance door with glazed side panel, tiled flooring, glazed door to internal hall.

**Entrance Hall:**

**2.3 x 1.36**

Tiled flooring, radiator, leading to living room, bedrooms and shower room.

**Living Room/Dining Room:**

**6.81 x 5.27**

2 Double-glazed windows, French doors with full height glazed side panels, feature fire breast with inset gas fire and marble hearth, double doors to conservatory, double arched doors to kitchen, 2 radiators.



For additional information and full photo gallery please visit [www.castledene.co.uk](http://www.castledene.co.uk)

**Kitchen:****3.50 x 3.40**

Double-glazed window, full range of base and wall units including display cabinets, granite work surfaces, under mounted stainless-steel sink, integrated washing machine, integrated dishwasher, integrated fridge, integrated freezer, double electric oven with ceramic hob, stainless steel splash back, extractor, laminate flooring, arch through to conservatory.

**Conservatory:****4.70 x 3.50**

Double-glazed throughout, French doors to rear garden, laminate flooring, radiator.

**Bedroom 1:****5.84 x 2.58**

Double-glazed arched window, French doors with Juliet balcony, laminate flooring, radiator.

**Bedroom 2:****4.32 x 2.32**

Double-glazed tilt & turn window, laminate flooring, radiator.

**Bathroom:****2.85 x 2.58**

Velux window, panelled corner bath, w/c, hand basin, half tiled walls, laminate flooring, radiator, spotlights.

**Garage:****5.84 x 2.32**

Roller shutter door, electric sockets and lighting.

**External****Front:**

Double width block paved driveway with parking for 2-3 cars, lawned with planted area.

**Side:**

Fenced and gated leading to rear garden.

**Rear:**

Paved patio area, retaining wall, lawned with borders.

**CLAUSES:**

1/ Holbrook Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and Halbrook Ltd accepts no liability for their accuracy.

GROUND FLOOR  
1315 sq.ft. (122.2 sq.m.) approx.



TOTAL FLOOR AREA: 1315 sq.ft. (122.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract