

9 Blanch Grove

Peterlee SR8 5UA

kimmitt & roberts

- Superb Four Bedroom Detached Bungalow
- Situated on a fabulous larger than average site
- Superb Gardens, Large Driveway and Double Garage
- Viewing Essential for full appreciation.
- EPC Rating: C



Offers Over £300,000

9 Blanch Grove

Bungalows of this quality and scale rarely come onto the market, so we are particularly pleased to offer this wonderful detached residence.

The property stands upon an extremely generous site, tucked away in the cul-de-sac of this popular residential development. The bungalow is remarkably spacious, with generous living accommodation and well proportioned bedrooms. The living accommodation is flexible in that it can be altered and improved in line with today's modern living. They say that the heart of any home is the kitchen, and the kitchen, living and dining room in



Entrance Vestibule

with entrance door and door to

Hall

with radiator and access to loft

Bathroom

having panel bath, w.c., and wash hand basin

Cloak/W.C.

with w.c., and wash hand basin

Office/Bedroom

9'2" x 7'6"

with double glazed window and radiator



Bedroom 2

12'5" x 7'10" (+ robes)

with built in wardrobes, double glazed window and radiator

Sitting Room

16'4" x 8'10"

with double glazed window and radiator

Bedroom 3

9'6" x 9'2" (+ robes)

with built in wardrobes, double glazed window and radiator





this home are exactly that. The rooms are spacious, bright and airy, all at the southern end of the property taking advantage of the sunny rear elevation. There is a separate comfy lounge, study, utility room and cloaks/WC. Of the three excellent bedrooms, the master bedroom has a en-suite, which compliments the family bathroom. It has combi central heating and UPVC double glazing.

Externally, it has an impressive wide frontage with an open front garden, ample parking and grassed area and double garage. There is a good sized south facing garden to the rear. If there is a finer bungalow presently available in the area we are yet to see it. Early inspection is encouraged to avoid disappointment

Bedroom 1

11'5" x 8'10" (+ robes)
with built in wardrobes and double glazed window

Ensuite Bathroom

having stand alone shower, w.c., wash hand basin and double glazed window

Kitchen

10'2" x 9'6"
with wall and base units with contrasting worktops, electric hob, electric oven, fridge, freezer, stainless steel sink unit, double glazed window and radiator

Utility

10'2" x 5'6" (max)
with wall and base units, stainless steel sink unit and double glazed door leading to rear

Lounge

19'0" x 12'1"
with double glazed window and radiator

Dining Room

10'2" x 7'2"
with double glazed window and radiator

Conservatory

12'5" x 10'5"
being fully double glazed with double glazed french door leading to rear of property

Disclaimer

Kimmitt & Roberts Estate Agents Ltd gives notice that these particulars have not been checked and verified by the current owner. Therefore, they should not be assumed to be accurate until further verification.



Kimmit & Roberts - Seaham
 16 North Terrace
 Seaham
 County Durham
 SR7 7EU
 0191 581 3213

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
69		
England & Wales		EU Directive 2002/91/EC



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