



A pleasantly positioned TWO BEDROOM detached bungalow on Norham Drive in a popular part of Peterlee, just off Durham Way. The bungalow offers spacious and well proportioned accommodation enhanced by a generous conservatory extension to the rear. An ideal purchase for those looking to downsize without compromising on space, whilst further benefits include gas central heating, uPVC double glazing, impressive gardens, off street parking and garage. NO CHAIN INVOLVED.

An internal viewing comes recommended, with a layout which briefly comprises: spacious entrance hall, with cloaks and storage cupboard, generous through lounge/dining room with stone fire surround and inset fire, kitchen with built-in double oven, hob and extractor, conservatory with French doors to the rear garden, two double bedrooms with built-in wardrobes and the shower room which incorporates a three piece suite. Externally the bungalow is set back with a beautifully stocked front garden, whilst a block paved driveway provides secure off street parking and leads to the attached garage. The generous rear garden should prove to be low maintenance and enjoys a distant rooftop view.

Norham Drive, Peterlee, SR8 1ND
2 Bedroom - Bungalow - Detached
£265,000
EPC Rating: D
Tenure: Freehold
Council Tax Band: C



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STORM PORCH

Arched brick pillar.

ENTRANCE HALL

15'7 x 4'5 extending to 9'2 (4.75m x 1.35m extending to 2.79m)

A spacious entrance hall which is accessed via uPVC double glazed entrance door, double cloaks cupboard with hanging rail and shelving, additional storage cupboard with Baxi Platinum gas central heating boiler, fitted carpet, double radiator with shelf above, coving to ceiling, hatch to loft space.

THROUGH LOUNGE/DINING ROOM

25'11 x 13'2 narrowing to 9'6 (7.90m x 4.01m narrowing to 2.90m)

A spacious through lounge/dining room which offers a high degree of natural light with uPVC double glazed bow window to the front aspect, additional uPVC double glazed windows to the rear and side aspects, fitted carpet, coving to ceiling, two matching ceiling roses, stone fire surround with marble base and 'coal' effect electric fire, two double radiators.

KITCHEN

9'8 x 9'6 (2.95m x 2.90m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric double oven with separate four ring electric hob and extractor hood over, tiling to splashback, space for free standing appliances including recess for fridge/freezer, dryer, washing machine and dishwasher, four drawer unit to base level, tiling to splashback, uPVC double glazed window in to the conservatory, uPVC double glazed door in to the conservatory, double radiator.

CONSERVATORY

16'8 x 7'7 (5.08m x 2.31m)

A generous uPVC double glazed conservatory extension with French doors to the rear garden, fitted carpet, electric fanlight, two double radiators.

BEDROOM ONE

12'4 x 11'5 (3.76m x 3.48m)

A good size master bedroom, with uPVC double glazed window to the front aspect, wall to wall fitted wardrobes with dressing recess and drawers, fitted carpet, coving to ceiling, double radiator.

BEDROOM TWO

9'11 x 9'10 (3.02m x 3.00m)

Fitted double wardrobe, bed recess with overhead storage space, matching bedside cabinet, uPVC double glazed window in to the conservatory, fitted carpet, coving to ceiling, double radiator.

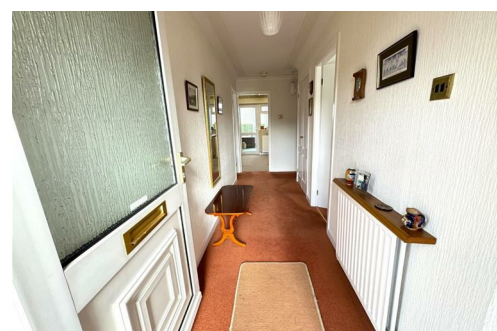
SHOWER ROOM/WC

6'9 x 6'7 (2.06m x 2.01m)

Fitted with a three piece suite and chrome fittings comprising: double shower with electric shower and protective glass shower screen, inset wash hand basin with chrome dual taps and gloss vanity cabinet below, concealed WC with matching back and vanity area above, tiling and panelling to splashback, tiled flooring, uPVC double glazed window to the side aspect, single radiator.

EXTERNALLY

The property occupies a pleasant position with a beautifully established front garden. A block paved driveway provides useful off street parking for two cars and leads to the garage. There is access to the rear garden via both sides. The rear garden is predominantly block paved and pebbled, with a raised conifer border, fenced boundaries and security lighting.



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GARAGE

Accessed via an up and over door to the front, uPVC personal door from the rear garden.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

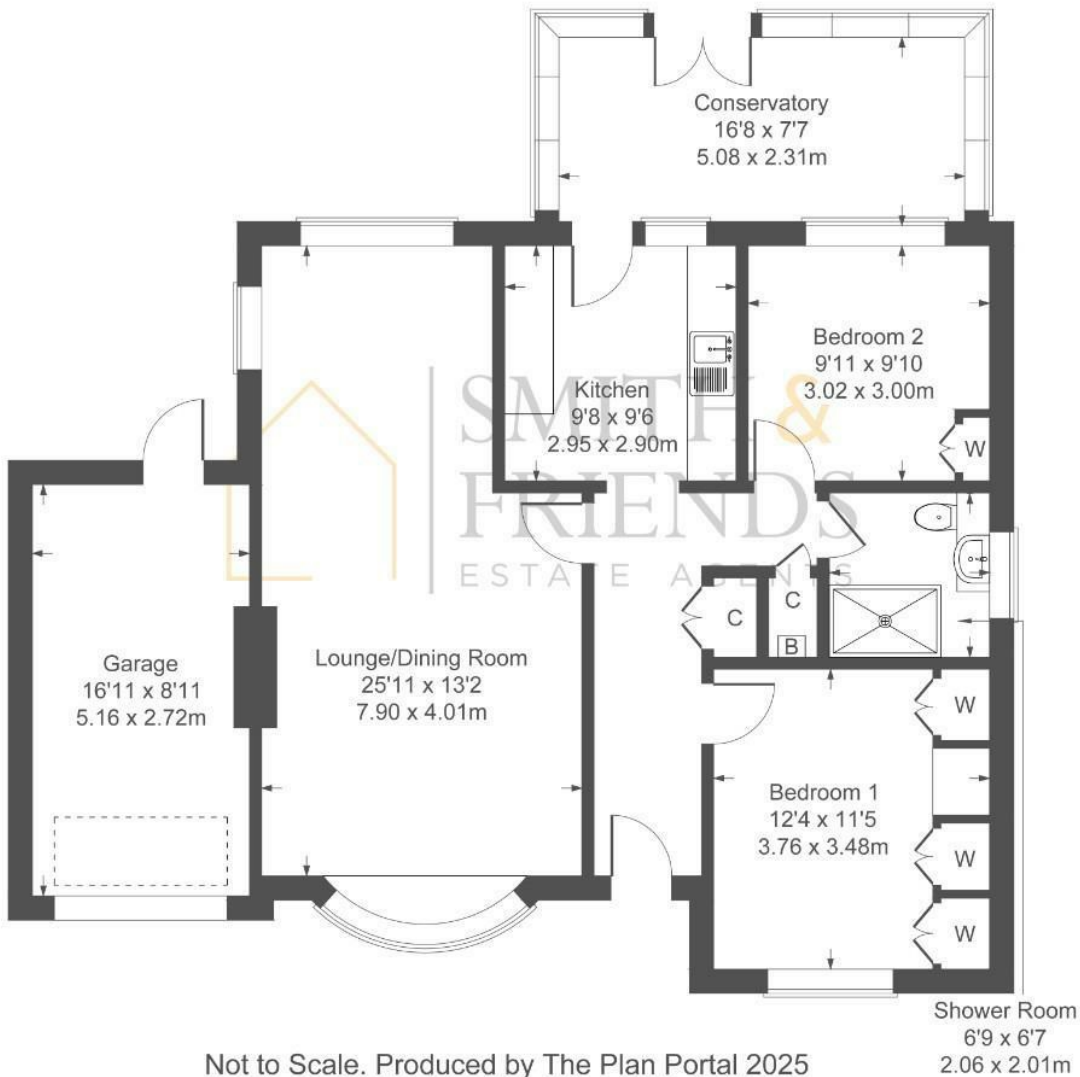


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Norham Drive
Approximate Gross Internal Area
1132 sq ft - 105 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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