



Hudson Avenue, Horden, Peterlee, SR8 4QL

Cottage Bungalow | Extended Lounge | Breakfasting Kitchen | Utility Room
Bedroom | Bathroom | Loft | Gas Central Heating

Offers Over: £49,950

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A CHARMING DOUBLE FRONTED COTTAGE BUNGALOW... This exceptional one bedroom extended cottage is nestled within a popular residential area, nearby the local shops and public transport networks where bungalows rarely become available. The cottage has been extended to both the breakfasting kitchen at the rear and the lounge at the front, absorbing the original second bedroom into the generously appointed living space. The accommodation includes a delightful lounge, bathroom, a breakfasting kitchen with an adjoining utility room, one bedroom and a loft together with a sizable block paved south facing front courtyard. "No Onward Chain".

LOUNGE EXTENSION

3.86m (12' 8") x 1.55m (5' 1")

The entire frontage of the property has been extended to incorporate stunning additional reception opening into the main lounge by means of a feature archway. Furthermore, the extension includes a lovely double glazed bow window which overlooks the attractive southerly facing gated patio gardens, a complimenting external double glazed door, a radiator and further internal door to the larger than average bedroom.



LOUNGE

3.94m (12' 11") x 3.63m (11' 11")

Beautifully presented at the front of the cottage the lounge features a central fireplace inset with a living flame gas fire concealing the back boiler together with a marble back and hearth. Additional attributes include a radiator, door to the inner hallway, a sizeable storage cupboard and an attractive archway to the front extension.



INNER HALLWAY

The wonderful area includes a radiator, loft access with a set of telescopic ladders leading to the boarded loft and doors opening into the bathroom, breakfasting kitchen and the lounge respectively.



BREAKFASTING KITCHEN

4.14m (13' 7") x 3.40m (11' 2") max dimensions

The splendid "L" shaped extended breakfasting kitchen offers an array of wall and floor cabinets finished in a dark walnut colour with contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with tap fittings set beneath the double glazed window overlooking the enclosed rear courtyard. Accompaniments include an additional double glazed window opposite the breakfasting area, a radiator, electrical cooker point and plumbing for an automatic washing machine. A further double glazed external door opens into the adjoining utility room.



UTILITY ROOM

2.39m (7' 10") x 1.98m (6' 6")

This most useful room adjoining the breakfasting kitchen offers a wonderful opportunity for a number of uses, from a hobby / sewing room or study to a simplistic utility. The room features an external double glazed door and two double glazed windows to the rear elevation accompanied with a double glazed door to the kitchen area.



BATHROOM

2.46m (8' 1") x 1.37m (4' 6")

Featuring a white suite which incorporates a low level W/c, an elevated hand wash basin and an electric shower positioned over the panelled bath. Additional attributes include a double glazed window to the utility room and a radiator.



BEDROOM

5.49m (18' 0") x 2.72m (8' 11") into extension
Offering astonishing proportions, the master bedroom features a lovely open archway to the front extension with a double glazed bow window overlooking the forecourt patio gardens, a useful storage cupboard and a radiator.



LOFT



EXTERNAL REAR

To the rear of the cottage there is a small walled courtyard with a timber access gate to the rear lane and a double glazed exterior door opening into the utility room.



PATIO GARDEN

The lovely front patio gardens set upon a predominantly south facing aspect have been block paved for ease of maintenance and are bordered with wrought iron railings and a matching access gate. Off street parking can be made accessible by simply inserting a pair of gates encompassing a sizeable parking facility if required.



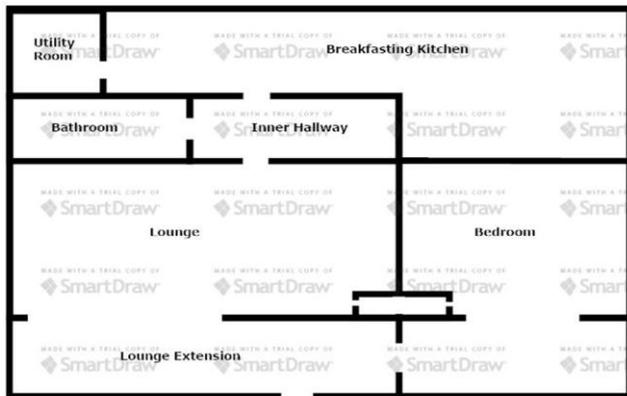
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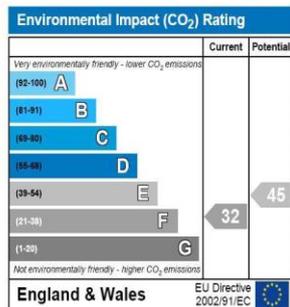
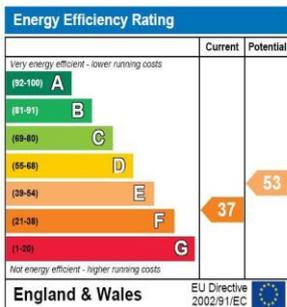
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FLOOR PLAN



ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9am - 5pm
 Saturday: 9am - 12pm
 Sunday: Closed

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