



## 4 bed detached house to buy in

The Coppice, Easington Colliery, Peterlee,  
Durham, SR8 3NU

# £264,950

 x 4  x 2  x 2

Tenure

Size

**Freehold**

**1195 sq ft / 111 sq m**

Driveway & Garage parking

Garden

## Property features

- ✓ Stunning Extended Four-Bedroom Detached Home
- ✓ Show-Stopping Open-Plan Kitchen, Dining & Living Space
- ✓ Large Rear Extension Creating Modern Family Hub
- ✓ Cosy Reception Room with Log
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Stunning Extended Four-Bedroom Detached Home | Show-Stopping Open-Plan Living | No Onward Chain

Step inside something special. Set on a generous plot in the heart of Easington Colliery, this beautifully extended four-bedroom detached home delivers the perfect blend of space, style, and modern family living—centred around a truly show-stopping rear extension.

The standout feature is the breathtaking open-plan kitchen, dining, and living space to the rear. Designed for entertaining and everyday living alike, this expansive area boasts a central island, sleek finishes, and an abundance of natural light—creating a sociable hub you'll never want to leave.

To the front of the home, a versatile reception room offers the perfect place to relax and unwind, complete with a charming log burner for cosy evenings. Additional ground floor benefits include a convenient downstairs W.C. and internal access to the integral garage, currently fitted out as a home gym—ideal for modern lifestyles.

Upstairs, four generously sized bedrooms provide comfortable accommodation for all. These are served by a stylish four-piece family bathroom suite, featuring a freestanding bath and separate shower—perfect for unwinding in luxury.

Outside, the property continues to impress. A landscaped, sunny rear garden featuring a porcelain tiled patio, lawn, and a barked play area—perfect for both entertaining and family use. A spacious driveway and integral garage further enhance practicality.

Positioned within a popular and well-connected area, the home is close to local amenities, schools, and transport links—making it as convenient as it is impressive.

Offered with no onward chain, this is a rare opportunity to secure a turn-key family home with exceptional lifestyle appeal.

Homes of this calibre, with such an impressive extension, are rarely available—early viewing is essential.

Council Tax Band: D

Tenure: Freehold

Price: £264,950

Property Type: Detached House

Build Size: 111 sq m

USPs: Garden, Chain free

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## External Front



## Lounge

3.96m x 4.88m (12'11" x 16'0")



## Kitchen Diner Family

5.18m x 6.40m (16'11" x 20'11")



## Downstairs W/c



## Landing



## Bedroom One

3.96m x 2.44m (12'11" x 8'0")



## Bedroom Two

3.05m x 3.96m (10'0" x 12'11")



## Bedroom Three

3.05m x 3.05m (10'0" x 10'0")



## Bedroom Four

2.13m x 2.74m (6'11" x 8'11")



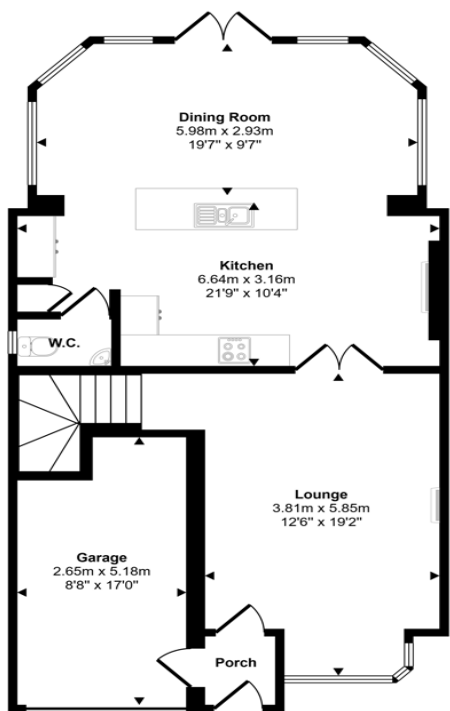
## Family Bathroom



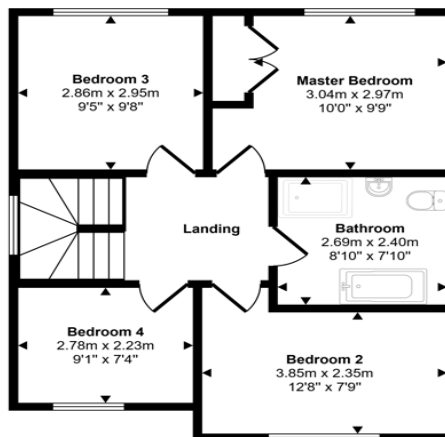
## External Rear



Approx Gross Internal Area  
132 sq m / 1420 sq ft



Ground Floor  
Approx 79 sq m / 855 sq ft



First Floor  
Approx 52 sq m / 565 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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