



## Potterburn Close | Stanley | Co. Durham | DH9 7EQ

This stunning three-bedroom detached home has been impressively extended and showcases exceptional design and craftsmanship, making it essential viewing for those seeking top-quality living spaces. Meticulously maintained, the property features a welcoming entrance hall, spacious lounge/diner, a bright orangery, and a sleek kitchen complete with integrated appliances. Additionally, there is a convenient cloakroom/WC on the ground floor. Upstairs, the first-floor landing leads to three well-proportioned bedrooms, including a master bedroom with an en-suite shower room, and a stylish family bathroom. The home benefits from off-road parking and a beautifully landscaped rear garden. It also features gas central heating, full uPVC double glazing, EPC rating C (75), freehold. Council Tax band C. A virtual tour is available.

£225,000

- 3 bed detached home tastefully extended.
- Kept in pristine condition.
- Includes a large lounge/diner and orangery.
- Modern kitchen with fully integrated appliances.
- Landscaped rear garden, perfect for relaxation and entertaining.



## Property Description

### HALLWAY

Composite double glazed entrance door, uPVC double glazed side window, stairs to the first floor, single radiator, tiled floor and door leading to the lounge/diner.

### LOUNGE/DINER

26' 9" (maximum) x 14' 9" (maximum) (8.16m x 4.50m) A spacious room with uPVC double glazed windows to the front and rear. Feature media wall with housing for a flat screen TV, satellite TV and TV aerial points and feature electric fire beneath. Large tiled floor, double radiator plus a tall column radiator, telephone point, door to the kitchen and uPVC double glazed French doors open to the orangery with matching side windows.

### ORANGERY

10' 4" x 13' 3" (3.15m x 4.05m) Brick-built, uPVC double glazed windows, matching roof and plantation style shutters. Media wall with space for mounting a recessed TV and oil-lit

fire beneath. Tiled floor, inset LED spotlights, double column radiator and twin French doors lead to the rear garden.

### KITCHEN

16' 2" x 8' 4" (4.95m x 2.55m) Fitted with a contemporary range of high gloss wall and base units with concealed surface lighting onto laminate worktops and tiled splash-backs. Integrated AEG appliances include a fan assisted electric oven/grill, induction electric hob, extractor canopy, microwave, dishwasher, fridge and freezer. Sink with vegetable drainer and mixer tap, concealed gas central heating boiler, LED spotlights, hard-wired smoke/heat alarm, tiled floor, single radiator, uPVC double glazed window, LED plinth lights and a door to the cloakroom/WC.

### CLOAKROOM/WC

3' 1" x 4' 1" (0.96m x 1.25m) WC with concealed cistern, pedestal wash basin, feature tiled wall, single radiator, uPVC double glazed window with plantation shutter, tiled floor, inset LED lights and a ceiling mounted extractor fan.

### FIRST FLOOR

#### LANDING

Loft access hatch with pull-down ladder (boarded for storage with light). Doors lead to the bedrooms and bathroom.

#### MASTER BEDROOM (TO THE FRONT)

8' 3" x 11' 3" (maximum into wardrobe) (2.52m x 3.44m) Fitted wardrobe with sliding doors, over-stair storage cupboard, uPVC double glazed window, single radiator and a door leading to the ensuite shower room.

#### ENSUITE SHOWER ROOM

6' 0" x 4' 11" (1.83m x 1.50m) A white suite featuring a glazed cubicle with thermostatic shower, wash basin with base storage, WC, fully tiled walls and floor, wall mirror with LED lighting, chrome towel radiator, uPVC double glazed window, inset LED spotlights and a ceiling mounted extractor fan.

#### BEDROOM 2 (TO THE FRONT)

12' 9" (into wardrobe) x 8' 9" (3.90m x 2.67m) Fitted wardrobe with sliding doors, uPVC double glazed window and a single radiator.

#### BEDROOM 3 (TO THE REAR)

7' 1" x 11' 10" (2.18m x 3.62m) uPVC double glazed window with plantation shutters and a single radiator.

#### BATHROOM

8' 5" x 7' 11" (2.58m x 2.42m) A white contemporary suite featuring a panelled bath with thermostatic shower over, additional hand shower, feature tiled wall and a glazed screen. Wash basin with base storage, WC, shaver socket, airing cupboard housing the hot water tank, tiled floor, chrome towel radiator, uPVC double glazed window with plantation shutters, inset LED spotlights and an extractor fan.

#### EXTERNAL

##### TO THE FRONT

Driveway providing off-street parking. Side gate to rear garden.

##### TO THE REAR

Side path with cold water supply tap. The rear garden is beautifully landscaped and presented with a paved patio, lawn, tendered surrounds with a variety of shrubs, trees and conifers. Secure storage shed with power supply, additional power sockets within the garden and feature garden lighting to enhance those summer evenings.

#### HEATING

Gas fired central heating via boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (75). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### COUNCIL TAX

The property is in Council Tax band C.

#### TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

#### VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.





#### MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

#### MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

#### AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

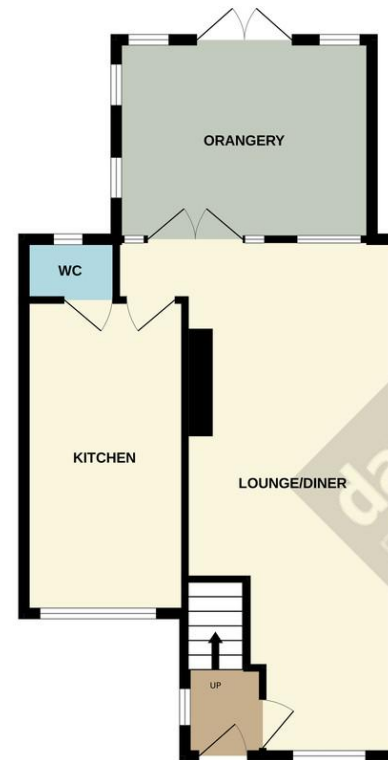
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01207231111

GROUND FLOOR  
55.0 sq.m. (592 sq.ft.) approx.

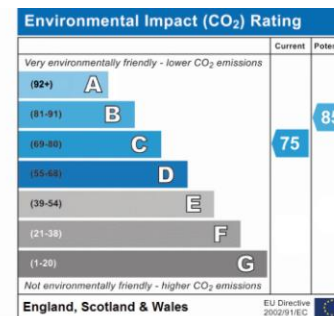
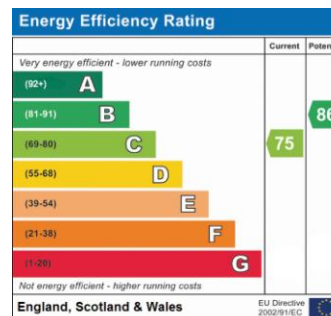


1ST FLOOR  
44.2 sq.m. (476 sq.ft.) approx.



TOTAL FLOOR AREA : 99.2 sq.m. (1068 sq.ft.) 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 mis-statement. 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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