



Kielder Drive | The Middles | Stanley | DH9 6AQ

This impressive three-bedroom detached home has been meticulously redesigned and extended, offering a modern and stylish living space that must be seen to be fully appreciated. Situated on the desirable Middles Farm development and originally built in 2016, the property now boasts an open-plan layout perfect for family life and entertaining. The ground floor features a spacious living room flowing into a contemporary kitchen/diner with a centre island, integrated appliances, and tri-fold doors leading to the rear garden. Additional highlights include a utility room/WC, three large bedrooms (one with an ensuite), and a landscaped garden with off-street parking. The property benefits from gas central heating, uPVC double and triple glazing, a B-rated EPC, and is freehold. Council Tax band B.

Offers In Region Of £239,950

- Meticulously redesigned and extended 3-bedroom detached home.
- Located in the desirable Middles Farm development, built in 2016.
- Open-plan layout ideal for family living and entertaining.
- Spacious living room and modern kitchen/diner.



Property Description

ENTRANCE LOBBY

Composite double glazed entrance door, rectified porcelain tiled floor, single radiator, inset LED lighting and a door leading to the main living area.

LOUNGE/DINER/KITCHEN

34' 8" (maximum) x 18' 9" (maximum) (10.57m x 5.73m) This beautifully re-imagined space offers an expansive open-plan living and dining area, seamlessly incorporating the former integral garage and a rear extension. The ground floor is elegantly finished with rectified porcelain tiles and matching skirting. The lounge, positioned at the front, flows into the kitchen/diner at the rear, which opens onto a south-facing garden through matching tri-fold doors. The modern kitchen features high-gloss white units, quartz worktops, a central island with a gas hob, and premium NEFF appliances. Additional highlights include electric under-floor zone-controlled heating, LED lighting with colour changing concealed lighting to the kitchen units, column radiators, pop-

up speaker/sockets and wireless phone charger plus a convenient utility room/WC.

UTILITY/WC

7' 5" x 6' 11" (2.28m x 2.11m) Rectified porcelain tiled floor with matching skirting, wall mounted gas combi central heating boiler, frosted uPVC double glazed window, storage area, two single radiators, ceiling extractor fan, WC and a corner wash basin with base storage.

FIRST FLOOR

LANDING

uPVC double glazed window over the stairs, airing cupboard, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE REAR)

21' 8" x 10' 4" (maximum) (6.61m x 3.16m) Forming part of the two storey rear extension the bedroom is vast and could easily

incorporate a future en-suite. Wall lights, uPVC triple glazed window, double column radiator and LED lighting.

BEDROOM 2 (TO THE FRONT)

9' 7" (maximum) x 13' 10" (maximum) (2.94m x 4.22m) Originally the principle bedroom the room has two uPVC double glazed windows, wall lights, LED lighting, single radiator and a door leading to the en-suite shower room.

EN-SUITE SHOWER/WC

6' 9" x 4' 7" (2.08m x 1.42m) Glazed enclosure with sliding door, thermostatic shower and tiled splash-backs. Pedestal wash basin, WC, wall cabinet, uPVC double glazed frosted window, single radiator and a wall mounted extractor fan.

BEDROOM 3 (TO THE REAR)

18' 2" x 8' 3" (minimum) (5.56m x 2.52m) Forming part of the rear two-storey extension this is an unusually large third bedroom fitted wardrobe with mirrored doors, uPVC triple glazed window, double column radiator and LED lighting.

BATHROOM

5' 6" x 8' 8" (1.70m x 2.65m) A white suite featuring a panelled bath with electric shower over and glazed screen. Tiled splash-backs, pedestal wash basin, wall mirror, WC, column radiator, frosted uPVC double glazed window and a ceiling mounted extractor fan.

EXTERNAL

TO THE FRONT

Open lawn and driveway providing off-street parking. Path to the side leads to the rear garden.

TO THE REAR

A south-facing landscaped garden with paved patio, cold-water supply tap, lighting and steps leading to a lawn, timber decking and is enclosed by timber fencing.

HEATING

Gas fired central heating via combination boiler and radiators

controlled by a Hive smart programmer. In addition there is electric under-floor zone-controlled heating to the main living area.

GLAZING

uPVC double and triple glazing installed.

ENERGY EFFICIENCY

EPC rating B (82). Please speak to a member of staff for a copy of the full Energy Performance Certificate. Please note that this valid certificate was undertaken prior to the extension and reconfiguration.

NOTE TO INTERESTED PARTIES

The owners are open to selling various items of furniture and free-standing appliances by separate negotiation as they intend to move abroad.

TENURE

We understand that the property is freehold. We would

recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band B.

MAINTENANCE CHARGE

We understand that there is an annual maintenance charge which goes towards the upkeep of the communal areas of the estate. The charge is currently £128 per year.

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, X and Instagram. In addition we have also created a 360 degree virtual tour. 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

B

Viewing Arrangements

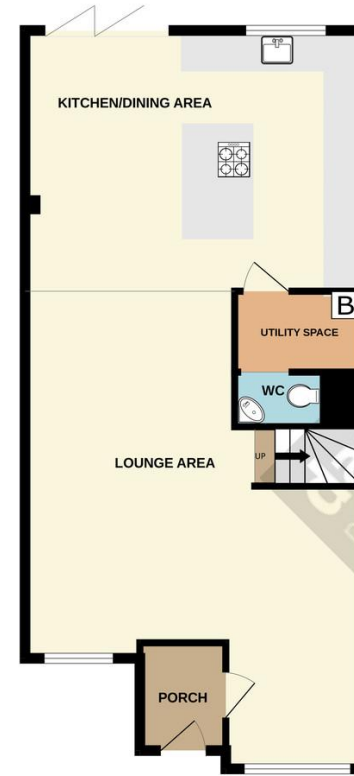
Strictly by appointment

Contact Details

Anthony House
 Anthony Street
 Stanley
 County Durham
 DH9 8AF

www.davidbailes.co.uk
 info@davidbailes.co.uk
 01207231111

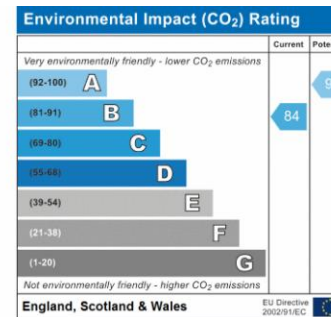
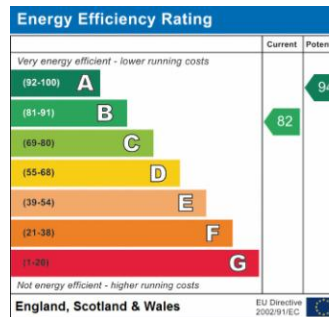
GROUND FLOOR
 66.5 sq.m. (715 sq.ft.) approx.



1ST FLOOR
 60.6 sq.m. (652 sq.ft.) approx.



TOTAL FLOOR AREA: 127.1 sq.m. (1368 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

