



## Derwent Rise | Stanley | Co. Durham | DH9 7EE

Tucked away within a quiet cul-de-sac and backing onto open countryside, this superbly presented four-bedroom detached home offers spacious and stylish accommodation finished to a high standard throughout. Ideal for families, the property comprises an entrance hallway, cloakroom/WC, generous lounge, an impressive open-plan kitchen/diner, utility room, and an integral single garage. Upstairs, there are four well-proportioned double bedrooms, including a master with en-suite shower room, and a modern family bathroom.

Additional highlights include a private rear garden, driveway providing off-street parking, and an electric vehicle charging point. Further benefits include gas central heating, uPVC double glazing, EPC rating C (78), and freehold tenure. Council Tax Band D. Early viewing is highly recommended. Virtual tours available on our website.

## Offers In Region Of £250,000

- Modern detached family home
- 4 bedrooms (master with ensuite)
- Garage and driveway (electric charging point)
- Secluded rear garden
- No upper chain





## Property Description

### HALLWAY

17' 4" x 7' 1" (5.30m x 2.16m) Double glazed entrance door with matching side windows, staircase to the first floor with large storage cupboard beneath, single radiator, hard-wired smoke alarm and doors leading to the lounge, kitchen/diner, cloakroom/WC and the integral garage.

### LOUNGE

14' 2" x 11' 6" (4.32m x 3.53m) uPVC double glazed window, double radiator, TV aerial and telephone points.

### CLOAKROOM/WC

4' 11" x 5' 1" (1.52m x 1.56m) Half-pedestal wash basin, WC, part-tiled walls, single radiator, LED spotlight and ceiling extractor fan.

### KITCHEN/DINER

11' 11" x 18' 11" (3.65m x 5.77m) A fabulous kitchen/diner overlooking the rear garden featuring large uPVC double

glazed folding patio doors, space for a dining table and also a sitting area. Fitted with a quality range of wall and base units with soft closing doors and drawers, contrasting laminate worktops with matching upturns and LED lighting. Integrated fan assisted double oven/grill, integrated microwave, gas hob with glass splash-back and concealed extractor fan over. Stainless steel sink with vegetable drainer and mixer tap, integrated dishwasher, fridge and freezer, double radiator, inset LED ceiling spotlights, TV aerial point, telephone point and a door leading to the utility room.

### UTILITY ROOM

4' 11" x 5' 5" (1.52m x 1.66m) Base units with contrasting laminate worktop and upturns, stainless steel sink with mixer tap, plumbed for a washing machine, wall cupboard houses the gas central heating boiler, single radiator, ceiling extractor fan, inset LED spotlights and a composite double glazed side exit door leads to the rear garden.

### FIRST FLOOR

#### LANDING

19' 6" x 7' 1" (5.96m x 2.16m) With space for a desk, airing cupboard housing the large unvented hot water tank, uPVC double glazed window, loft access hatch, hard-wired smoke alarm, single radiator and doors leading to the bedrooms and bathroom.

#### MASTER BEDROOM (TO THE REAR)

14' 1" x 13' 5" (minimum) (4.30m x 4.10m) Dual aspect uPVC double glazed windows with views over the garden and countryside beyond. Fitted wardrobes, double radiator, inset LED spotlights and a door to the ensuite.

#### ENSUITE

8' 7" x 4' 7" (2.63m x 1.40m) Large glazed cubicle with thermostatic shower with tiled splash-backs, half pedestal wash basin, WC, recessed wall cupboard, chrome towel radiator, uPVC double glazed frosted window, inset LED

spotlights and a ceiling extractor fan.

#### BEDROOM 2 (TO THE FRONT)

9' 8" x 11' 7" (2.97m x 3.55m) Fitted wardrobe, uPVC double glazed window and a single radiator.

#### BEDROOM 3 (TO THE REAR)

9' 8" x 9' 9" (2.97m x 2.98m) uPVC double glazed window overlooking the rear garden and countryside beyond. Double radiator.

#### BEDROOM 4 (TO THE FRONT)

9' 5" x 9' 9" (2.88m x 2.98m) uPVC double glazed window and a double radiator.

#### BATHROOM

7' 2" x 11' 6" (2.20m x 3.53m) Panelled bath with thermostatic shower over, glazed screen, glass shelves, wash basin with base storage, WC, part tiled walls, chrome towel radiator, uPVC double glazed frosted window, ceiling LED spotlights

and an extractor fan.

#### EXTERNAL

##### TO THE FRONT

Open plan lawn and driveway to garage, Side path leads to the rear via gate.

##### TO THE REAR

A secluded garden with paved patio, lawn, cold water supply tap and is enclosed by timber fence. Countryside beyond.

#### GARAGE & PARKING

19' 6" x 9' 6" (5.95m x 2.92m) Integral single garage with up and over door, power points, lighting, electric car charger (PodPoint), secure rear exit door to the garden and a side door leads to the hallway.

#### HEATING

Gas fired central heating via boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (78). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### 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 D.

#### MINING

The property is located within a former mining area.





#### BROADBAND SPEEDS

Average download speed of the fastest package currently available at this postcode is Ultrafast 10,000 Mbps. Suitable for web & social, flawless video calls, 4K streaming and online gaming. We would recommend contacting a supplier to get the most accurate and up to date data.

#### MOBILE PHONE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)

#### 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. 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

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

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TOTAL FLOOR AREA : 141.4 sq.m. (1522 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 78 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

