



## Causey Drive | Kip Hill | Stanley | DH9 0LW

Immaculate 4-Bed Semi-Detached Bungalow with Balcony Views.

Set in a quiet cul-de-sac on a sought-after modern estate, this beautifully presented four-bedroom bungalow offers spacious living, landscaped gardens, a balcony with countryside views, and high-quality finishes throughout—making it an ideal family home. EPC rating C (71), freehold tenure, Council Tax band D. Virtual tours including a 360 degree tour available on our website.



## Offers In Region Of £425,000

- Deceptively spacious four-bedroom semi-detached bungalow
- Located within a cul-de-sac
- Substantially improved with quality fixtures and fittings
- Generous block-paved driveway with scope for further parking
- Modern fitted kitchen with cooking range and breakfasting area





## Property Description

The property has been substantially improved by the current owners over many years, showcasing high-quality fixtures and fittings throughout, alongside generous and well-maintained landscaped gardens. A large block-paved driveway provides ample off-street parking, with further scope to extend if required.

Internally, the ground floor comprises an entrance porch, welcoming hallway, three bedrooms, a stylish family bathroom, a comfortable lounge, dining room, and a sun room enjoying pleasant views of the rear garden. A modern fitted kitchen with cooking range and breakfasting area leads to a rear hallway with access to a fitted utility room, the integral garage, and a staircase to the first floor.

The first floor reveals an impressive main bedroom featuring large windows, a private balcony with elevated countryside and woodland views, and a well-appointed en-suite bathroom. In addition, a versatile second room is ideal as a dressing room, home office, or nursery. Externally, the rear garden is mainly

enclosed, offering a degree of privacy-perfect for outdoor entertaining or relaxing.

### ENTRANCE PORCH

6' 4" x 2' 11" (1.94m x 0.90m) Step inside this stylish home through a welcoming entrance porch with a uPVC double glazed door, and window to either side leading into an impressive decorative hallway.

### HALLWAY

An L-shaped room with panelled walls and glazed double doors, radiator, decorative finishes give a warm and inviting first impression.

### LOUNGE

17' 2" Into bay window x 11' 1" (5.25m x 3.40m) A spacious reception room with a large bay uPVC double glazed window providing plenty of natural light. Neutrally decorated with a feature wall, the room offers ample space for seating and opens through to the dining area.

### DINING ROOM

11' 1" x 8' 6" (3.40m x 2.60m) Positioned between the lounge and sun room, the dining area provides space for a family table and chairs, with folding French doors opening onto the sun room.

### SUN ROOM

10' 8" x 9' 10" (3.27m x 3.00m) A bright reception space with windows to three sides overlooking the rear garden, providing an ideal area to relax and enjoy the outlook.

### KITCHEN/BREAKFAST ROOM

19' 3" x 9' 10" (5.88m x 3.00m) A stylish and well-planned kitchen fitted with a range of modern units, solid worktops with matching upstands and tiled splash backs, complemented by tiled flooring. The layout includes a breakfast bar with seating, inset sink with mixer tap, integrated dishwasher, slot in range-style cooker with extractor above. Down lighting and pendant lights add to the contemporary finish, while double glazed door open directly onto the rear garden with matching colour

windows making this a bright and practical everyday space.

#### BEDROOM 2

11' 1" to the wardrobe x 8' 9" (3.40m x 2.69m) A well-proportioned double bedroom with rear-facing uPVC double glazed window, built-in wardrobes and feature papered wall, radiator.

#### BEDROOM 3

13' 1" x 8' 4" (4.00m x 2.56m) A double sized bedroom with front-facing window, presented in neutral décor with space for free-standing furniture, uPVC double glazed window and radiator.

#### BEDROOM 4

9' 9" x 6' 10" (2.98m x 2.09m) A single bedroom with a front-facing uPVC double glazed window and radiator. Currently used as a snug but would also make an ideal child's bedroom or home office.

#### INNER HALLWAY

Provides access to the utility room and door to the garage, staircase to the first floor.

#### UTILITY ROOM

A practical space fitted with additional base and wall units, wood-effect worktops and a stainless steel sink. There is space for appliances, a window to the side, and a large built-in cupboards, one housing the central heating boiler and hot water cylinder, uPVC double glazed window.

#### GARAGE

15' 3" x 8' 11" (4.67m x 2.72m) Attached single garage with up and over door, power points and lighting installed, internal access door to the inner hallway.

#### FIRST FLOOR

Landing.

#### MAIN BEDROOM

18' 5" x 11' 10" (5.62m x 3.61m) A generous main bedroom with space for additional furniture. Natural light is drawn in from double glazed door and large windows that open onto a private balcony with views over the garden and surrounding area. Finished with feature wall décor, radiator and recessed downlighting.

#### EN-SUITE BATHROOM

9' 5" x 5' 10" (2.88m x 1.79m) A stylish en-suite fitted with a panelled bath and shower over with screen, vanity wash basin, and WC. Finished with patterned floor tiling, part tiled walls, heated towel rail, and a skylight allowing in natural light.

#### FAMILY BATHROOM

8' 7" x 6' 7" (2.64m x 2.03m) A modern family bathroom fitted with a panelled bath, separate shower enclosure with electric shower, WC and vanity wash basin with storage and additional matching units. Fully tiled walls and flooring, heated towel rail, and a rear-facing uPVC double glazed window.







#### DRESSING ROOM/OFFICE

9' 5" x 5' 10" (2.88m x 1.79m) A versatile room currently used as a dressing area with fitted hanging rails and storage. A uPVC double glazed window provides natural light, making the space equally suitable for use as a home office or nursery room.

#### REAR GARDEN

The rear garden has been thoughtfully landscaped to create a private and tranquil outdoor area. A spacious paved patio with pergola provides an ideal space for alfresco dining, complemented by mature climbing plants for added charm. The lawn is bordered with established flowerbeds and stone walling, offering seasonal colour and structure. Additional seating areas, including a timber arbour, provide quiet corners to relax, while the overall layout is both attractive and easy to maintain. There is a block paved pathway leading down the side of the property with access gate.

#### FRONT GARDEN AND PARKING

A block-paved driveway offering ample off-street parking with space for multiple vehicles, caravan or motorhome if required. A neat lawn with planted borders and low brick walling provides an attractive frontage, with a path leading to the main entrance. The integral garage offers further parking or useful storage.

#### HEATING

Gas fired central heating via boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### COUNCIL TAX/MINING/TENURE

The property is in Council Tax band D. located within a former mining area. TENURE – freehold.

#### UTILITIES

The property is connected with a mains gas, water and

electricity supply and is connected to the mains drainage

#### BROADBAND SPEEDS

Available broadband speeds according to Ofcom  
Standard 9 mbps  
Superfast – 41 mbps  
Ultrafast 10000 mbps

#### MOBILE PHONE COVERAGE

Mobile phone coverage according to Ofcom  
EE (Good), Vodafone (Excellent), Three (Good), O2 (Excellent)

#### 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.







## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 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

