

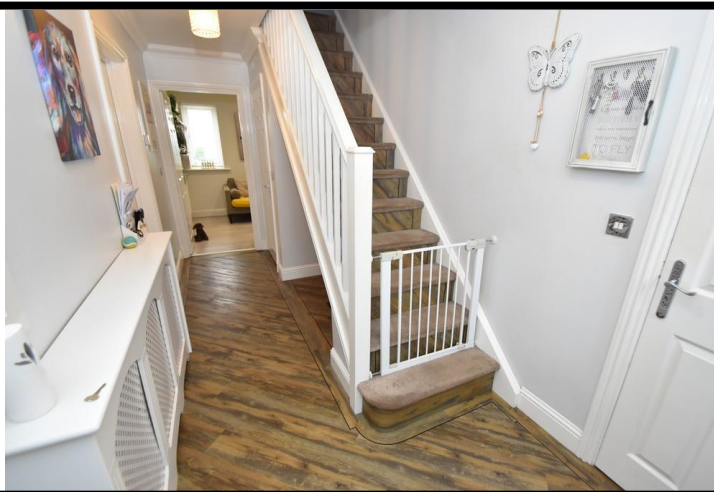


Lily Gardens | Dipton | Stanley | DH9 9BQ

This impressive four bedroom detached family home is finished to a high standard with contemporary fixtures and fittings and has a lovely landscaped rear garden with stunning panoramic views towards the countryside and has the added bonus of a rather special summer house/garden office. The accommodation comprises of a hallway, WC, lounge, kitchen/diner, first floor landing, four bedrooms (master with en-suite) plus a family bathroom. Gardens to front and rear plus driveway and detached garage. EPC rating C (71), freehold tenure, Council Tax band D. 360 degree virtual tour available on our website.

£280,000

- Impressive four-bedroom detached family home.
- Finished to a high standard with contemporary fixtures and fittings.
- Landscaped rear garden with panoramic countryside views.
- Includes a high-spec summer house/garden office.
- Front and rear gardens, driveway, and detached garage.



Property Description

HALLWAY

Composite double glazed entrance door, uPVC double glazed window, Karndean flooring, radiator with cover, stairs to the first floor, storage cupboard, coving and doors leading to the WC, lounge and kitchen/diner.

LOUNGE

19' 7" x 11' 6" (5.98m x 3.52m) A room with a dual aspect with a uPVC double glazed window to the front and matching French doors opening to the rear garden with plantation shutters. Fired surround with marble inlay, hearth and electric fire, featured panelled walls, two single radiators, telephone and TV aerial points.

WC

WC, wash basin with tiled splash-back, Karndean flooring, ceiling extractor fan and a single radiator.

KITCHEN/DINER (L-SHAPED)

19' 7" (maximum) x 17' 6" (maximum) (5.97m x 5.35m) An L-shaped dual aspect room fitted with a contemporary range of wall and base units with contrasting Mistral worktops, matching splash-backs and breakfast bar. Cooking range with twin ovens, separate grill and a five ring gas hob, extractor canopy over. Sink with mixer tap incorporating an instantaneous boiling hot water tap, integrated washer/dryer, dishwasher, wine cooler and microwave. Space for a large fridge/freezer. Laminate flooring, uPVC double glazed windows and matching French doors with integrated blinds, inset LED spotlights.

FIRST FLOOR

LANDING

Airing cupboard housing the gas combi central heating boiler, radiator with cover, loft hatch (boarded for storage), coving and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE REAR)

9' 3" x 13' 6" (maximum, into wardrobe) (2.83m x 4.13m) Fitted wardrobes, laminate flooring, feature panelled walls, uPVC double glazed window, single radiator and a door leading to the en-suite.

EN-SUITE

Thermostatic shower in a glazed cubicle with tiled splash-backs, wash basin with base storage, mirrored wall cabinet, WC, laminate flooring, uPVC double glazed window, single radiator and a wall extractor fan.

BEDROOM 2 (TO THE FRONT)

Storage cupboard, uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

8' 7" (maximum) x 10' 9" (maximum into wardrobe) (2.64m x 3.28m) Fitted wardrobes, additional storage cupboard, laminate flooring, uPVC double glazed window and a single radiator.

radiator.

BEDROOM 4 (TO THE FRONT)

10' 0" x 8' 3" (3.07m x 2.52m) Laminate flooring, uPVC double glazed window and a single radiator.

BATHROOM

6' 7" x 6' 6" (2.02m x 2.00m) A white suite featuring a panelled bath with thermostatic shower over, glazed screen and tiled splash-backs. Pedestal wash basin, mirrored wall cabinet, WC, uPVC double glazed window, single radiator and a ceiling extractor fan.

EXTERNAL

PARKING

There is a long driveway to the side providing off-street parking which leads to the detached single garage which has a roller door.

TO THE FRONT

Open-plan lawn, hedge and external light.

TO THE REAR

Decking, lawn, two storage sheds, lighting, additional large decking at the base of the garden with panoramic views and gives access to the garden office.

GARDEN OFFICE

15' 10" x 9' 4" (4.85m x 2.85m) A quality garden office/summer house which has uPVC double glazed windows and French doors, underfloor heating, power points, lighting and cabled internet connectivity.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (71). 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 D.

TENURE

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

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

MINING

The property is located within a former mining area.





BROADBAND AVAILABILITY

According to Ofcom the broadband speeds available are as follows...

Standard	20 mbps
Superfast	80 mbps
Ultrafast	10000 mbps

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 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

