



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

A well-presented and extended four-bedroom semi-detached house positioned within a quiet cul-de-sac, offering spacious and versatile accommodation ideal for families. The layout includes a modern L-shaped kitchen/diner, a separate lounge, and a ground-floor bedroom or additional reception room with a contemporary shower room/WC. There's also a utility area and useful storage room (part of the former garage). Upstairs, you'll find three bedrooms and a family bathroom/WC. Externally, the property benefits from a generous rear garden, a lawned front garden, and off-street parking for two cars. Located close to local schools, shops, and transport links, this attractive home is ready to move straight into. Freehold. EPC rating D (64). Council Taxband C.

## Offer in Region £249,950

- Extended four-bedroom semi-detached home
- Quiet cul-de-sac location
- Flexible ground-floor layout with optional bedroom/reception room
- Spacious L-shaped kitchen/diner
- Separate lounge





## Property Description

### ENTRANCE PORCH

2' 0" x 7' 3" (0.61m x 2.22m) uPVC double glazed French doors with matching windows, inner composite double glazed door with uPVC double glazed side window to the hallway.

### HALLWAY

12' 9" x 7' 9" (3.90m x 2.37m) Laminate flooring, stairs to the first floor with small storage cupboard beneath, larger cupboard, dado rail, double radiator with cover, hard-wired smoke alarm and a glazed door leads to the kitchen/diner.

### KITCHEN/DINER

### DINING AREA

12' 4" (maximum) x 19' 8" (3.76m x 6.00m) Laminate vinyl floor tiles, uPVC double glazed French doors open to the rear garden with matching side windows, double radiator with cover, storage cupboard, door to the inner hallway, opening to the kitchen and twin glazed doors lead to the lounge.

### KITCHEN AREA

10' 1" x 7' 1" (3.08m x 2.17m) A contemporary range of high gloss white wall and base units with soft closing doors and drawers, topped with solid quartz worktops and up stands and concealed lighting. Integrated fan assisted double oven/grill, induction hob with glass splash-back and extractor canopy over, recessed sink with vegetable drainer and mixer tap. integrated fridge and dishwasher, curved butchers block style breakfast bar, uPVC double glazed window overlooking the rear garden, laminate vinyl floor tiles and inset LED spotlights.

### LOUNGE

16' 0" x 11' 5" (maximum) (4.90m x 3.48m) Feature fire surround with cast iron fireplace with glazed tiled inserts, marble inlay and hearth, uPVC double glazed window, wall lights, telephone point, TV cables and a double radiator.

### INNER HALLWAY

5' 8" x 2' 8" (1.75m x 0.83m) Doors lead to the fourth bedroom, ground floor shower room/WC and utility room.

### BEDROOM 4/RECEPTION 2

13' 5" x 7' 8" (4.10m x 2.36m) A versatile room which is currently being used as a music room/study but is well-suited to be a fourth or occasional guest bedroom as there is easy access to the ground floor shower/WC. With twin aspects coming from two uPVC double glazed windows and there is heating from a double radiator.

### SHOWER ROOM/WC

3' 3" x 4' 3" (1.75m x 1.31m) Electric shower in a cubicle with PVC panelled walls, curtain and rail, wash basin with tiled splash-back, WC, chrome towel radiator and a uPVC frosted double glazed window.

### UTILITY ROOM

8' 11" x 7' 8" (2.72m x 2.36m) A large utility formed from what was once part of the garage with laminate worktops, plumbed for a washing machine stainless steel sink with mixer tap, uPVC double glazed side exit door with matching window.

## FIRST FLOOR

### LANDING

Airing cupboard houses the gas combi central heating boiler, loft access hatch with pull-down ladder (boarded for storage with light), uPVC double glazed window, hard-wired smoke alarm and doors lead to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

14' 0" x 11' 5" (4.27m x 3.48m) Fitted wardrobes with overhead storage and matching drawers, uPVC double glazed window and a single radiator.

### BEDROOM 2 (TO THE REAR)

11' 7" x 11' 5" (3.55m x 3.48m) Fitted wardrobes, uPVC double glazed window and a single radiator.

### BEDROOM 3 (TO THE FRONT)

9' 2" x 7' 8" (2.80m x 2.36m) Fitted wardrobes, fitted workbench, uPVC double glazed window and a double

radiator.

### BATHROOM

5' 4" x 7' 8" (1.64m x 2.35m) A white suite featuring a P-shaped bath with curved screen and thermostatic shower over, wash basin with base storage, WC, fully tiled walls in Travertine effect, uPVC frosted double glazed window, PVC panelled ceiling with inset LED spotlights with combined extractor fan, chrome towel radiator and a wall mirror.

### EXTERNAL

#### TO THE FRONT

Block-paved driveway providing off-street parking for two vehicles, lawn garden enclosed by mature hedging. There is also a large garden storage (1.74m x 2.44m) with up and over door, power points and lighting which was once part of a single garage. Side path and gate leads to the rear garden.

#### TO THE REAR

A generous rear garden with paved patios, steps lead up to a lawn garden, a further patio, greenhouse, summer house and shed. Enclosed by mature borders, hedges and fencing.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed.

### ENERGY EFFICIENCY

EPC rating D (64). 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 C.

## UTILITIES

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

## BROADBAND SPEEDS

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard	13 mbps
Superfast	46 mbps
Ultrafast	1000 mbps

## MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a web-page with

images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.  
O2 (80%), Vodafone (71%), EE (68%), Three (62%).

## MINING

The property is located within a former mining area.

## VIEWINGS

We have created a walk-through 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. There is also a 360 degree tour available on our website. 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.

## 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

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TOTAL FLOOR AREA: 126.1 sq.m. (1357 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		
69-80	C		70 C
55-68	D	64 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 are 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

