



**Cloverhill Court, Stanley, DH9 6BX**  
**3 Bed - House - Detached**  
**£210,000**

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# Cloverhill Court Stanley, DH9 6BX

\* BEAUTIFULLY PRESENTED \* FORMER SHOW HOME WITH EXCELLENT UPGRADES \*  
NEW BOILER 2021 \* FANTASTIC DEVELOPMENT \* DOWNSTAIRS WC & UTILITY \*  
MASTER BEDROOM WITH EN-SUITE \* STUNNING KITCHEN AND BATHROOM \* SEPARATE  
DINING ROOM \* ENCLOSED SOUTH-FACING GARDEN \* DRIVEWAY AND GARAGE \*

This stunning former show home is beautifully presented throughout and comes with a range of high-quality upgrades.

Situated in a sought-after development, the property occupies a generous plot with a driveway, garage, and well-maintained gardens to the front and rear (with side access). The south-facing rear garden enjoys plenty of sunshine, making it ideal for al fresco dining or a safe space for children to play.

Internally, the home is stylishly finished and well maintained. The layout includes an entrance porch, a comfortable lounge, a separate dining room, a fabulous kitchen, a useful utility room, and a downstairs WC.

Upstairs, there are three well-sized bedrooms, with the master being particularly spacious and benefiting from its own en-suite. A sleek white suite family bathroom, complete with additional mood lighting, provides the perfect place to relax. Additional features include a half-boarded loft for storage, an integrated music speaker system with room controls, and newly installed heat and smoke detectors.

Located in Cloverhill Court, Stanley, this well-regarded area offers great local amenities, including shops, supermarkets, cafés, and restaurants, all within easy reach. Transport links are excellent, providing quick access to Chester-le-Street, Durham, and Newcastle, making it an ideal spot for commuters. Families will appreciate the choice of nearby schools, while nature lovers can enjoy scenic walks at Beamish Woods and Causey Arch. The world-famous Beamish Museum is also close by, offering a fantastic day out right on your doorstep.

A superb home in a great location - early viewing is highly recommended!











## GROUND FLOOR

### Entrance Porch

### Lounge

18'8" x 11'5" (5.7 x 3.5)

### Dining Room

11'9" x 10'5" (3.6 x 3.2)

### Kitchen

11'1" x 8'10" (3.4 x 2.7)

### Garage

15'8" x 8'2" max (4.8 x 2.5 max)

## FIRST FLOOR

### Landing

### Bedroom One

13'9" x 8'10" (4.2 x 2.7)

### En-Suite

6'2" x 5'6" (1.9 x 1.7)

### Bedroom Two

10'2" x 9'6" (3.1 x 2.9)

### Bedroom Three

10'2" x 8'2" (3.1 x 2.5)

### Bathroom / WC

6'6" x 5'6" (2 x 1.7)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 56 Mbps, Ultrafast 1,139 Mbps

Mobile Signal/Coverage: Good

Tenure: Leasehold, 105 years remaining, £210pa

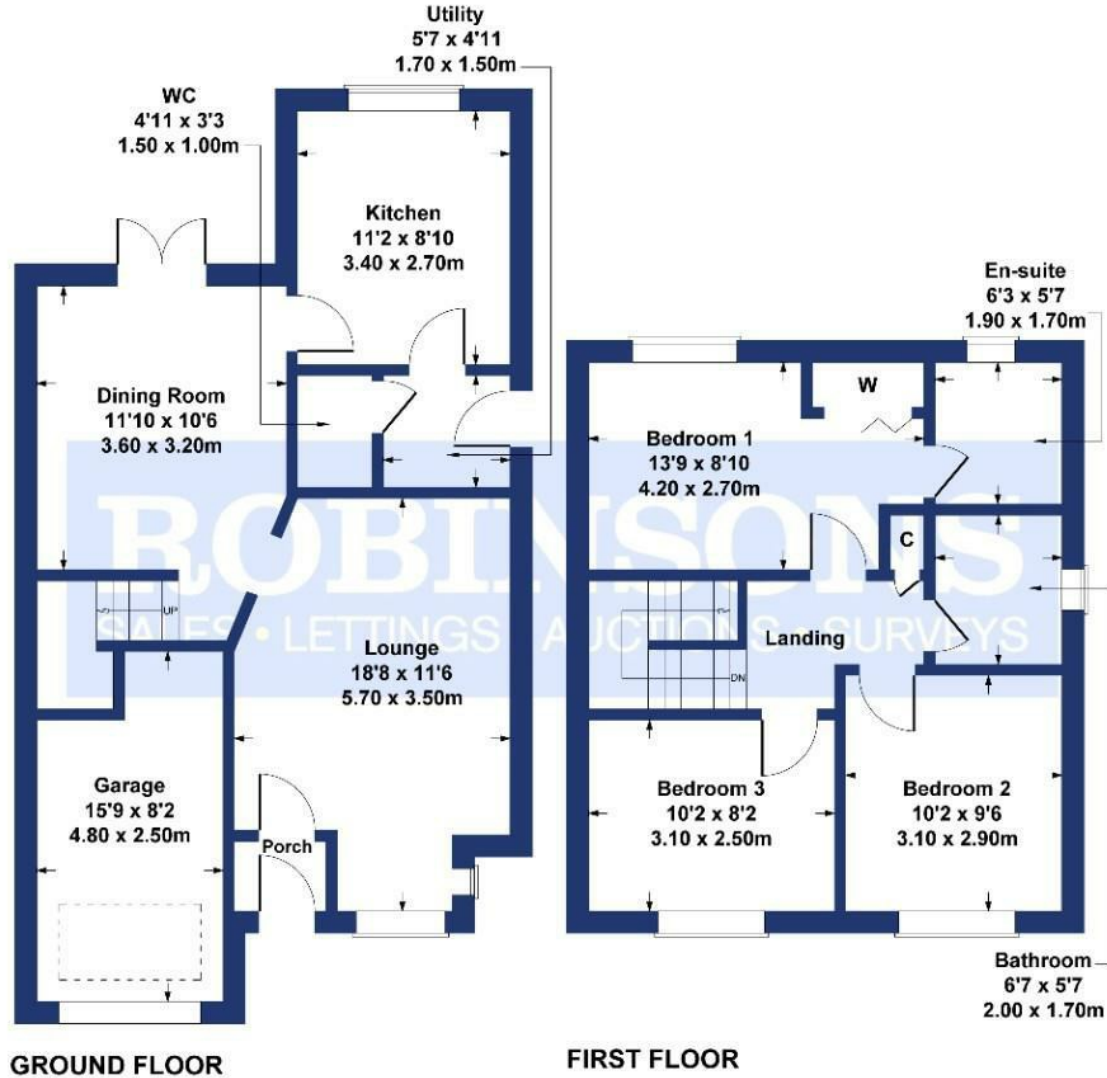
Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

# Cloverhill Court

Approximate Gross Internal Area  
1173 sq ft - 109 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		89
(61-81)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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