



## Church Road Stannington

- Spectacular Stone Built Home
- Idyllic Village Location
- Four Bedrooms
- Stunning Fully Enclosed Garden
- No Onward Chain
- Freehold

**Offers In Excess Of £425,000**

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# Church Road Stannington

Very rarely found on the market, sits this spectacular stone built, four bedroomed family home, located on Church Road which is located within the incredibly desirable area of Stannington. The property itself offers a vast amount of internal space to suit any family's needs, with a stunning South Facing garden to the front. This home is ideal for those who are looking to enjoy idyllic village life at its finest.

The property briefly comprises:- Entrance hallway, downstairs W.C, impressive lounge with beautiful fireplace and surround. This room leads seamlessly into a large conservatory, which offers direct access into the gardens. The kitchen/diner is a generous space with double patio doors which lead you out to the gardens. The kitchen has been fitted with a range of modern wall and base units, offering an abundance of storage and appliances to include built in microwave, oven, electric cooker with extractor fan and a fridge. You further benefit from a large garage/utility area which spans the entirety of the house, offering great storage space, also offering the potential to convert additional downstairs living space.

To the upper end of the living accommodation, you have four generous sized bedrooms, three of which are doubles and a single fourth which could also be used as an office to suit. Two of the bedrooms come with large fitted wardrobes, offering excellent storage whilst the master bedroom comes with its own en-suite shower room. The family bathroom has been finished with W.C., hand basin, shower cubicle and separate corner bath. There is also access to the loft, with lighting and a drop down ladder, accessible from the landing for additional storage.

Externally to the rear of the property, you have a small enclosed area with a shed and parking to accommodate two cars. To the front, you have a fully enclosed garden which is simply stunning. Currently laid to lawn with patio area, this garden will be a real winner with those who enjoy outdoor living.

Guaranteed to impress and with no onward chain, this is a must view!

Lounge: 20'8 x 12'10	(6.30m x 3.91m)
Conservatory: 16'2 x 10'8	(4.93m x 3.25m)
Dining Room: 13'6 x 12'10	(4.12m x 3.91m)
Kitchen: 12'10 x 9'11	(3.91m x 3.02m)
Garage/Utility: 23'10 x 8'11	(7.26m x 2.72m)
W.C: 6'11 x 3'10	(2.11m x 0.94m)
Bedroom One: 13'10 x 12'2	(4.22m x 3.71m)
En-Suite: 8'0 x 5'5	(2.44m x 1.65m)
Bedroom Two: 10'11 x 9'9	(3.33m x 2.97m)
Bedroom Three: 10'6 x 9'6	(3.20m x 2.90m)
Bedroom Four: 9'4 x 7'1	(2.84m x 2.16m)
Bathroom: 8'1 x 8'0	(2.46m x 2.44m)

## PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Central Gas
- Broadband: Fibre to Premises
- Mobile Signal / Coverage Blackspot: No
- Parking: Private Parking

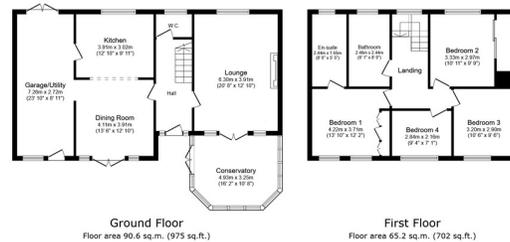
The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch if you require any further information.

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: C  
Council Tax Band: F

M00008305.AB.JD.11/04/2025.V.3



Total floor area: 155.8 sq.m. (1,676 sq.ft.)  
The floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (excluding any total floor area), openings and orientations are approximate. All details are approximate. This cannot be relied upon for the purposes of any legal agreement. No liability is taken for any errors, omissions or inaccuracies. A party must rely upon its own measurements. Powered by www.propertybase.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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