



Mowlam Drive | East Stanley | Co. Durham | DH9 6YY

Situated on one of the best plots on this popular East Stanley development. A superbly appointed four bedroom detached house featuring a level private garden, sun room and balcony. The contemporary accommodation briefly comprises a hallway, lounge/diner, sun room, recently fitted breakfasting kitchen, utility room, WC, first floor landing, four bedrooms (master with en-suite), bathroom, integral garage and three car driveway. Gas combi central heating, freehold, Council Tax band D, EPC rating C (78). Virtual tour available on our YouTube channel.

£250,000

- Superbly presented detached family home
- 4 bedrooms (master with en-suite)
- Sun room overlooking rear garden
- Lovely landscaped gardens
- Rear balcony with views over woodland



Property Description

HALLWAY

Double glazed entrance door with matching side window, laminate flooring with inset LED lighting, single radiator, stairs to the first floor and a door leading to the lounge/diner.

LOUNGE/DINER

24' 2" x 11' 2" (7.37m x 3.42m) A spacious room with feature fireplace with coal effect gas fire, coving to the ceiling, uPVC double glazed window, two double radiators, sky TV cables, TV point, telephone points, dining area, uPVC double glazed French doors to the sun room and a door leading to the breakfasting kitchen.

SUN ROOM

10' 3" x 9' 7" (3.14m x 2.93m) A converted conservatory with fully insulated roof and plastered ceiling with inset spotlights. Under floor heating, uPVC double glazed windows and French doors opening to the rear garden.

BREAKFASTING KITCHEN

14' 0" x 9' 6" (4.28m x 2.90m) Newly installed kitchen fitted with an attractive range of wall and base units with soft closing doors and drawers, concealed surface lighting onto laminate worktops and upturns. Breakfast bar with base storage, integrated fan assisted double oven/grill, induction hob with illuminated extractor canopy over, integrated microwave.. Integrated dishwasher and tumble dryer, sink with mixer tap, uPVC double glazed window, double radiator, laminate flooring, inset LED spotlights and a door leading to the utility room.

UTILITY ROOM

6' 0" x 6' 9" (1.83m x 2.06m) Fitted with a range of wall and base units with laminate worktop and matching upturn. Sink with mixer tap, integrated washing machine, laminate flooring, extractor fan, chrome towel radiator, uPVC double glazed side exit door and a door leading to the WC.

WC

WC, half-pedestal wash basin, tiled splash-backs, laminate flooring and an extractor fan.

FIRST FLOOR

LANDING

Storage cupboard, loft access hatch and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

14' 0" x 8' 10" (4.29m x 2.70m) Stylish craftsman fitted wardrobes with matching bedside units and feature lighting, option to wall mount a TV with cabling installed, single radiator, uPVC double glazed window and a door leading to the en-suite.

EN-SUITE

A quality fitted suite with fully tiled walls and flooring, shower cubicle with thermostatic shower and glazed screen, WC, half-

pedestal wash basin with mixer tap, matching wall unit, chrome towel radiator, extractor fan and a uPVC double glazed window.

BEDROOM 2 (TO THE FRONT)

14' 7" x 8' 4" (4.45m x 2.56m) Craftsman fitted wardrobe with drawers and matching bed-side unit, uPVC double glazed window, single radiator and a TV aerial point..

BEDROOM 3 (TO THE REAR)

8' 10" x 7' 7" (2.70m x 2.32m) Single radiator and a uPVC double glazed window.

BEDROOM 4 (TO THE REAR)

9' 2" x 7' 9" (2.80m x 2.37m) A lovely bright room with laminate flooring, single radiator and uPVC double glazed French doors opening onto a balcony with stainless steel railings and glass and timber decking. The balcony provides lovely elevated open views over the garden and woodland beyond.

BATHROOM

6' 3" x 5' 7" (1.91m x 1.71m) A modern suite finished with attractive tiled walls, panelled bath with thermostatic shower over, glazed screen, WC, half-pedestal wash basin, chrome towel radiator and a uPVC double glazed window.

INTEGRAL GARAGE

13' 8" x 8' 0" (4.18m x 2.45m) Integral single garage with remote controlled electric roller door, wall mounted gas combi central heating boiler, electric charging point installed, power points and lighting.

EXTERNAL

TO THE FRONT

Block-paved driveway providing parking for three cars, lawn garden and side access gate leading to the rear. To the side - block-paved patio with flagged paved footpath.

TO THE REAR

A lovely landscaped garden with well maintained lawn, large paved patio area under the balcony, a smaller paved circular patio at the base of the garden. Cold water supply tap. Enclosed by fencing, trees and shrubs.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (78). 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, which currently equates to £2,203 per annum.





TENURE

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

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, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

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.

NEED A MORTGAGE?

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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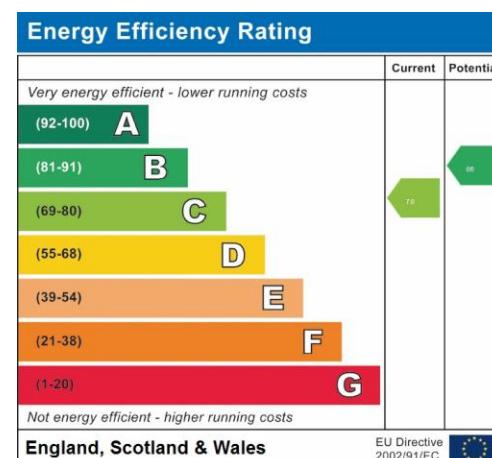
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GROUND FLOOR
65.5 sq.m. (705 sq.ft.) approx.

1ST FLOOR
50.7 sq.m. (546 sq.ft.) approx.



TOTAL FLOOR AREA : 116.2 sq.m. (1251 sq.ft.) APPROX.
Whilst every attempt has been made to ensure the accuracy of the measurements 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 condition or working order can be given.
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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

