



The Barns | Stanley | Co. Durham | DH9 8BN

A fabulous four bedroom detached house with contemporary fixtures and fittings, situated within a cul-de-sac on one of the most popular estates in the area. Features include a high quality kitchen/diner, large conservatory, lovely rear garden, garage and two car driveway. Viewing is essential. Council Tax band C, freehold, EPC rating D (66). Virtual tour available.

£255,000

- Impressive detached house
- 4 bedrooms (master with en-suite)
- Gardens to front and rear
- Garage and off street parking for two cars
- Large conservatory



Property Description

HALLWAY

uPVC double glazed entrance door opening to the hallway. Bamboo wood flooring, central heating single panelled radiator, coving, stairs to the first floor and doors leading to the WC and lounge.

WC

3' 8" x 3' 8" (1.14m x 1.14m) Fully tiled walls and floor, WC, wash basin with base storage, chrome towel radiator, uPVC double glazed window and a PVC panelled ceiling with inset spotlight.

LOUNGE

15' 6" x 13' 2" (4.74m x 4.03m) A good-sized lounge with wall mounted gas fire, Bamboo flooring, uPVC double glazed window, coving, central heating double panelled radiator, TV aerial, telephone point and twin glazed doors which open to the kitchen/diner.

KITCHEN/DINER

9' 8" (maximum) x 25' 6" (2.97m x 7.78m) Overlooking the rear garden and with a large opening to the conservatory the kitchen/diner has lots of natural light and is a lovely area to entertain. The contemporary kitchen is fitted with a good range of high gloss cream wall and base units with soft closing mechanisms, curved units and concealed lighting onto marble worktops and upturns. Curved breakfast bar with free standing stools, free standing electric cooker and hob, stainless steel splash-back and illuminated extractor canopy over. Free standing American fridge/freezer with ice maker and filtered water dispenser. Integrated wine cooler, wine rack, concealed integral washing machine, plumbed for a dishwasher (behind a base unit) and a sink with vegetable drainer and mixer tap. LED lighting to plinth, uPVC double glazed window with matching rear exit door to the garden, under-stair storage cupboard, large polished tiled floor and inset LED spotlights to the ceiling. Tall double column radiator, Bamboo flooring to the dining area, coving, central heating double panelled radiator and a large opening to the conservatory.

CONSERVATORY

14' 4" x 8' 7" (4.38m x 2.63m) Overlooking the rear garden with brick base and uPVC double glazed windows and matching French doors opening to the garden. Bamboo flooring.

FIRST FLOOR

LANDING

Storage cupboard with shelving and a central heating single panelled radiator. Loft hatch and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

18' 6" x 7' 11" (5.64m x 2.43m) uPVC double glazed window, central heating double panelled radiator, telephone point, loft access hatch with pull-down loft ladder, boarded for storage and a door leading to the en-suite shower room.

EN-SUITE

6' 7" x 7' 10" (2.02m x 2.41m) A wet room with fully tiled walls and floor. Walk-in mains-fed shower with thermostatic mixer set with head, hand set, body jets and glazed screen. Wall mounted wash basin with storage drawer, low level WC, chrome towel radiator, uPVC double glazed window, under-floor heating, PVC panelled ceiling with inset LED spotlights, extractor fan and a wall mounted mirror with integral LED lighting.

BEDROOM 2 (TO THE FRONT)

10' 9" (into wardrobe) x 9' 2" (3.30m x 2.81m) Fitted sliding wardrobe, uPVC double glazed window, TV aerial point and a central heating single panelled radiator.

BEDROOM 3 (TO THE REAR)

12' 8" x 9' 4" (3.87m x 2.87m) uPVC double glazed window and a central heating single panelled radiator.

BEDROOM 4 (TO THE FRONT)

7' 7" x 7' 0" (2.33m x 2.15m) Wood flooring, uPVC double glazed window, over-stair storage cupboard with shelving and a central heating single panelled radiator. Currently being used as a study.

BATHROOM

8' 7" x 6' 8" (2.64m x 2.04m) A white suite with Travertine effect walls and floor tiles with under-floor heating. Panelled bath, half-pedestal wash basin, low level WC, wall mirror, PVC panelled ceiling with inset spotlights, extractor fan, chrome towel radiator and a uPVC double glazed window.

EXTERNAL

INTEGRAL GARAGE

16' 9" x 8' 1" (5.13m x 2.47m) Remote control electric roller door, wall mounted gas combi central heating boiler, power points and lighting.

TO THE FRONT

Block paved side by side two car driveway, open lawn, external light and side footpath to rear garden.

TO THE REAR

Paved patio, cold water supply tap, external light, lawn garden, decking to the base of the garden, flower bed, mature conifers, enclosed by timber fencing.

HEATING

Gas fired central heating via condensing combination boiler and radiators (installed circa 2017).

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (66). 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.

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. To arrange a viewing please contact the office. Please do not attend if you have recently shown symptoms of the Covid-19 virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes.

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

C

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR
76.3 sq.m. (821 sq.ft.) approx.

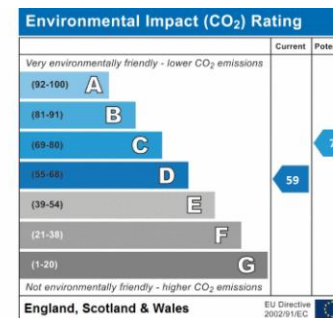
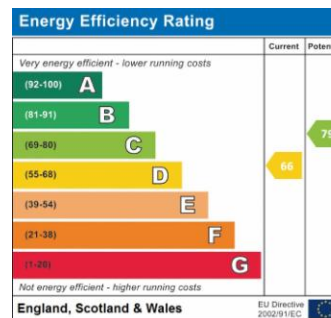


1ST FLOOR
59.6 sq.m. (641 sq.ft.) approx.



TOTAL FLOOR AREA : 135.8 sq.m. (1462 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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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



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