



## The Villas | Greencroft | Stanley | DH9 8PA

An outstanding extended four-bedroom semi-detached home finished to an exceptional standard and perfectly suited to modern family living. This impressive property offers spacious and stylish accommodation throughout, with standout features including a contemporary fitted kitchen, modern bathroom suite and a superb sun room providing an excellent additional living space overlooking the garden. Externally the property continues to impress with a substantial rear garden ideal for entertaining, complete with a large summer house offering versatile use as a home office, gym or garden retreat. There is also off-street parking and an attached garage providing excellent storage and convenience.

**£345,000**

- Extended four bedroom semi-detached family home
- Finished to a high specification throughout
- Generous and well maintained rear garden
- Large summer house ideal as office, gym or retreat
- Spacious sun room overlooking the garden



## Property Description

### PORCH

3' 7" x 6' 10" (1.10m x 2.10m) A composite double-glazed entrance door with uPVC double-glazed side windows fitted with plantation shutters provides a bright and welcoming entrance. Porcelain tiled flooring and an impressive vaulted ceiling with wall lighting, while a further uPVC double-glazed door with matching side window opens through to the lounge/diner.

### LOUNGE

23' 3" x 16' 7" (7.10m x 5.06m) Porcelain tiled flooring and a striking glass balustrade staircase rising to the first floor with a useful storage cupboard beneath and feature part-panelled walls. A uPVC double-glazed window with plantation shutters provides natural light, while inset LED spotlights create a contemporary feel. The space is further enhanced by three double radiators, TV aerial and telephone points, and a hard-wired smoke alarm. Openings lead through to the kitchen and an inner passage, which offers an additional storage cupboard

and doors to the ground floor shower room/WC and a versatile study or playroom and sun room/garden beyond.

### KITCHEN

11' 8" x 8' 7" (3.58m x 2.63m) Fitted with a quality range of high-gloss dark grey wall and base units incorporating soft-closing doors and drawers, complemented by contrasting stone worktops with matching up-stands and tiled splash-backs. Integrated appliances include a fan-assisted electric oven and grill, halogen hob with glass splash-back and extractor canopy above, along with an integrated dishwasher and fridge. A recessed sink with vegetable drainer and mixer tap sits beneath a uPVC double-glazed window fitted with plantation shutters. Additional features include an electric kick-plate heater, plinths with LED feature lighting, concealed under-unit lighting illuminating the work surfaces, porcelain tiled flooring, and a large opening leading through to the breakfast room.

### BREAKFAST ROOM

7' 4" x 7' 6" (2.26m x 2.29m) The room features an impressive vaulted ceiling with twin Velux double-glazed roof windows allowing plenty of natural light. It is fitted with additional wall and base units complemented by contrasting solid stone worktops with matching up-stands and a breakfast bar, tiled splash-backs. Further features include LED plinth lighting, concealed under-unit lighting, porcelain tiled flooring, inset LED spotlights and a double radiator, with a door leading through to the utility room.

### UTILITY ROOM

7' 1" x 7' 6" (2.18m x 2.29m) Fitted with a range of matching wall and base units complemented by contrasting laminate worktops with matching up-stands and concealed under-unit lighting. The room also features porcelain tiled flooring, inset LED spotlights, a double radiator and an extractor fan. There is space for an American-style fridge/freezer and plumbing for a washing machine, along with a hard-wired smoke and heat alarm for added safety.

#### SHOWER ROOM/WC

5' 8" x 7' 8" (1.74m x 2.35m) A modern suite comprising a double shower enclosure with thermostatic shower, recessed shelf, glazed screen and fully panelled walls, complemented by a porcelain tiled floor. The room also features a floating vanity wash basin with base drawers and mirror above, a wall-mounted WC and a chrome heated towel radiator. Additional features include inset LED spotlights and an extractor fan.

#### STUDY/PLAY ROOM

7' 7" x 7' 7" (2.32m x 2.32m) This large area could be used for a variety of uses such as a study area or play area. Porcelain tiled floor, hard-wired smoke alarm, LED spotlights, double radiator and a large opening to the sun room.

#### SUN ROOM

13' 5" x 16' 4" (4.09m x 5.00m) You will be naturally drawn to spend time in this spacious family room which overlooks the rear garden with lots of natural light coming from the large uPVC double glazed windows, French doors and Velux skylights. Vaulted ceiling, porcelain tiled floor, double radiator,

hard-wired smoke alarm and inset LED spotlights.

#### GARAGE

An attached single garage with electric door, power points, lighting and houses the gas combi central heating boiler.

#### FIRST FLOOR

##### LANDING

12' 7" x 6' 3" (3.85m x 1.93m) Glass balustrade, ceiling mounted Positive Input Ventilation system, LED spotlights, feature part-panelled walls, hard-wired smoke alarm and doors leading to the bedrooms and bathroom.

##### MASTER BEDROOM (TO THE REAR)

10' 0" x 10' 0" (3.05m x 3.06m) Twin fitted cupboards, uPVC double glazed window with plantation shutters, laminate flooring, double radiator, LED spotlights, hard-wired smoke alarm and a door to the dressing room.

#### DRESSING ROOM

10' 7" x 3' 11" (3.23m x 1.21m) This dressing room will be the envy of many with laminate flooring, additional storage cupboard and space for dresser and additional storage. uPVC double glazed window with plantation shutters, single radiator, LED spotlights, loft access hatch with pull-down ladder and a hard-wired smoke alarm.

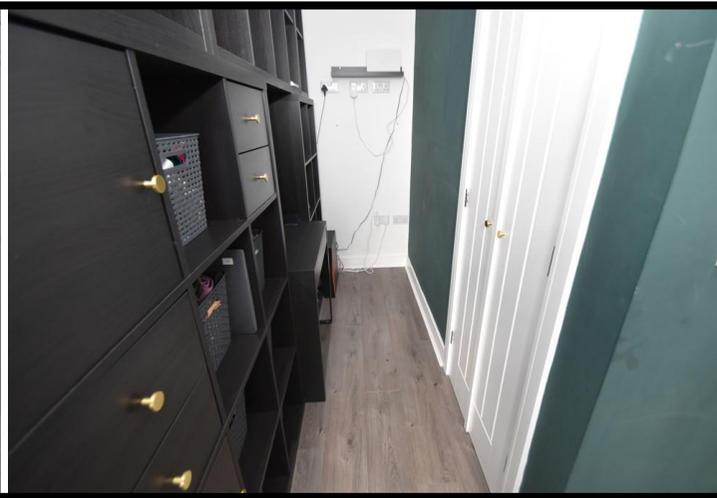
##### BEDROOM 2 (TO THE FRONT)

11' 9" x 8' 10" (3.60m x 2.70m) Fitted twin cupboards, two uPVC double glazed windows with plantation shutters, double column radiator, laminate flooring, vaulted ceiling, LED spotlights and a hard-wired smoke alarm.

##### BEDROOM 3 (TO THE FRONT)

8' 9" x 10' 1" (2.68m x 3.09m) Fitted twin cupboards, uPVC double glazed window with plantation shutters, double radiator, laminate flooring, LED spotlights and a hard-wired smoke alarm.





#### BEDROOM 4 (TO THE REAR)

10' 11" x 7' 6" (3.34m x 2.31m) Fitted cupboard, uPVC double glazed windows with plantation shutters, double radiator, laminate flooring, vaulted ceiling, LED spotlights and a hard-wired smoke alarm.

#### BATHROOM

10' 1" x 7' 6" (3.08m x 2.30m) An impressive family bathroom featuring an inset bath with tiled splash-backs and a wall-mounted TV, alongside a separate glazed shower enclosure with thermostatic mains-fed shower. The room is finished with fully tiled walls and flooring and includes a floating vanity wash basin with base drawers and an LED mirror above, plus a WC. Further features include a column radiator with integrated towel rails, inset LED spotlights and a uPVC double-glazed window fitted with plantation shutters.

#### EXTERNAL

To the front - a tarmac driveway providing off-street parking and giving access to the attached garage. To the rear -

the large landscaped rear garden is one of the principal features of the property, offering a superb outdoor space that can be fully enjoyed during the summer months and appreciated year-round from the sun room. Immediately to the rear of the house is a raised paved patio with external power sockets and a cold water tap. Steps lead down to the lawn with a pathway extending to the bottom of the garden. At the far end, a further generously sized paved patio provides an excellent entertaining area, complete with a gazebo, space for a large hot tub and outdoor dining areas, along with access to the summer house. The garden is enclosed by mature hedging.

#### SUMMER HOUSE

13' 11" x 16' 11" (4.25m x 5.18m) Located at the base of the garden, this timber-built summer house with glazed windows provides a versatile outdoor space. Currently arranged as a bar and entertaining area with lighting and electric sockets installed, it could equally serve as a home gym, office or relaxing garden retreat.

#### HEATING, GLAZING & SECURITY

Gas fired central heating via combination boiler and radiators. uPVC double glazing installed. Infra-red alarm installed.

#### ENERGY EFFICIENCY

EPC rating C (73). 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.



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

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GROUND FLOOR  
97.9 sq.m. (1054 sq.ft.) approx.



1ST FLOOR  
61.6 sq.m. (663 sq.ft.) approx.



TOTAL FLOOR AREA: 159.5 sq.m. (1716 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	73 C	80 C
55-68	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 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.

