



## Kingsgate | Dipton | Stanley | DH9 9HR

\*\*\* OFFERS INVITED BETWEEN £345,000 - £365,000 \*\*\* A rare and unique 4 bedroom stone built detached bungalow, occupying a large plot with elevated stunning panoramic front views over the Derwent Valley. This deceptively spacious executive family home has recently been fully refurbished to a high standard, with modern quality fixture and fittings. Boasting a 10m x 4m open plan kitchen/diner with bi-fold sliding patio doors and a 7 meter long lounge to enjoy the open views to the front, large driveway and double garage. An early viewing is highly recommended to avoid missing out on this beautiful family home.

## Offers Invited Between £345,000 - £365,000

- 4 Bedroom Detached Family Home
- Fully Refurbished
- Front Views Over Derwent Valley
- Quality Fixture And Fittings
- Superb 10m Long Kitchen/Diner





Located in the popular village of Dipton with many local amenities and positioned off the A692, to provide access to the main route between Consett and Newcastle. The property is 5 minutes from Annfield Plain and 10 minutes to Stanley town centre offering a variety of shops, schools, doctors, banks and pubs.

#### ENTRANCE PORCH

11' 6" x 3' 5" (3.51m x 1.05m) uPVC double glazed sliding patio doors, composite double glazed door to the hallway.

#### HALLWAY

An L-shaped room providing wide access along the passage way, two radiator, glazed French doors to the kitchen/diner and loft access.

#### LOUNGE

22' 11" x 14' 11" Max (7.00m x 4.57m) A generous sized family room with feature bay window, built in sitting area to enjoys the open views, inset flame effect log burner, two radiators, wall

mounted up lighting, uPVC double glazed windows to the front and side elevation.

#### CLOAKROOM

5' 8" x 4' 3" (1.75m x 1.30m) Tiled walls and flooring, closed couple WC, wash basin, radiator, uPVC double glazed window.

#### KITCHEN/DINER

32' 10" x 12' 11" (10.02m x 3.96m) A stunning and well proportioned sized room, finished with a high quality kitchen and open plan dining area with feature double glazed tri-fold sliding patio doors. Fitted with a range of high gloss wall and base units with contrasting trims and plinths, finished with Italian marble countertops and matching upstands, centre island with integrated electric induction cooking hob, ceiling mounted extractor canopy, countertop pop up sockets and completed with hidden cutlery drawers, full length bank of wall units with integrated AEG oven, AEG microwave/oven, fridge/freezer and dishwasher. 1.5 sink with integrated drainer

counter grooves and swan neck mixer tap with rinser, three radiators, inset ceiling spot lighting, laminate flooring and uPVC double glazed window to the side elevation.

#### UTILITY ROOM

9' 4" x 8' 2" (2.86m x 2.51m) Fitted with a range of high gloss wall and base units, complimentary countertops, tiled splash backs, 1.5 stainless steel sink and drainer with swan neck mixer tap, plumbed for a washing machine and space for a dryer, concealed gas combi central heating boiler, uPVC double glazed door and two uPVC double glazed windows, laminate flooring.

#### MASTER BEDROOM

13' 9" MAX x 11' 8" Max (4.20m x 3.56m) A good sized room with uPVC double glazed window, radiator, built in storage cupboard.

#### EN-SUITE

8' 3" x 2' 11" (2.54m x 0.91m) Fully tiled shower cubicle with

thermostatic shower, bi-fold door, close couple WC, base storage unit with inset wash basin and mixer tap.

#### BEDROOM 2

11' 8" x 12' 6" plus door recess area (3.57m x 3.82m) A good sized room with uPVC double glazed window and radiator.

#### BEDROOM 3

14' 3" x 11' 7" (4.35m x 3.55m) A good sized room with uPVC double glazed window and radiator.

#### BEDROOM 4

13' 8" x 10' 1" (4.19m x 3.09m) A good sized room with uPVC double glazed window and radiator.

#### FAMILY BATHROOM

8' 10" x 8' 7" (2.70m x 2.63m) Shower cubicle with feature riven tiled wall, glazed shower panels and door, thermostatic shower over with additional shower fitment, panel bath with shower fitment, part tiled walls, built in base storage units with

inset sink with mixer tap and close couple WC, chrome towel radiator, laminate flooring, ceiling spot lighting and extractor fan, uPVC double glazed window.

#### EXTERNAL

To the front are lawn gardens enclosed by a stone wall and stocked with established hedging, trees, shrubs and flower beds, paved pathway leading to both sides of the bungalow with side access gates.

From the rear of the property you enter via a tarmac driveway with double wrought iron gates opening onto a long stone paved driveway, which leads down to a stone built double garage. There are newly laid paved patios areas, surrounded by established shrubs and flower beds.

#### GARAGE

20' 3" x 17' 3" (6.19m x 5.28m) A stone built double garage with electric remote controlled up and over door, power point and lighting installed with over head pitched roof ideal for extra storage.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

Full uPVC double glazing installed.

#### 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.





#### AGENTS NOTES

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## Tenure

Freehold

## Council Tax Band

TBC

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

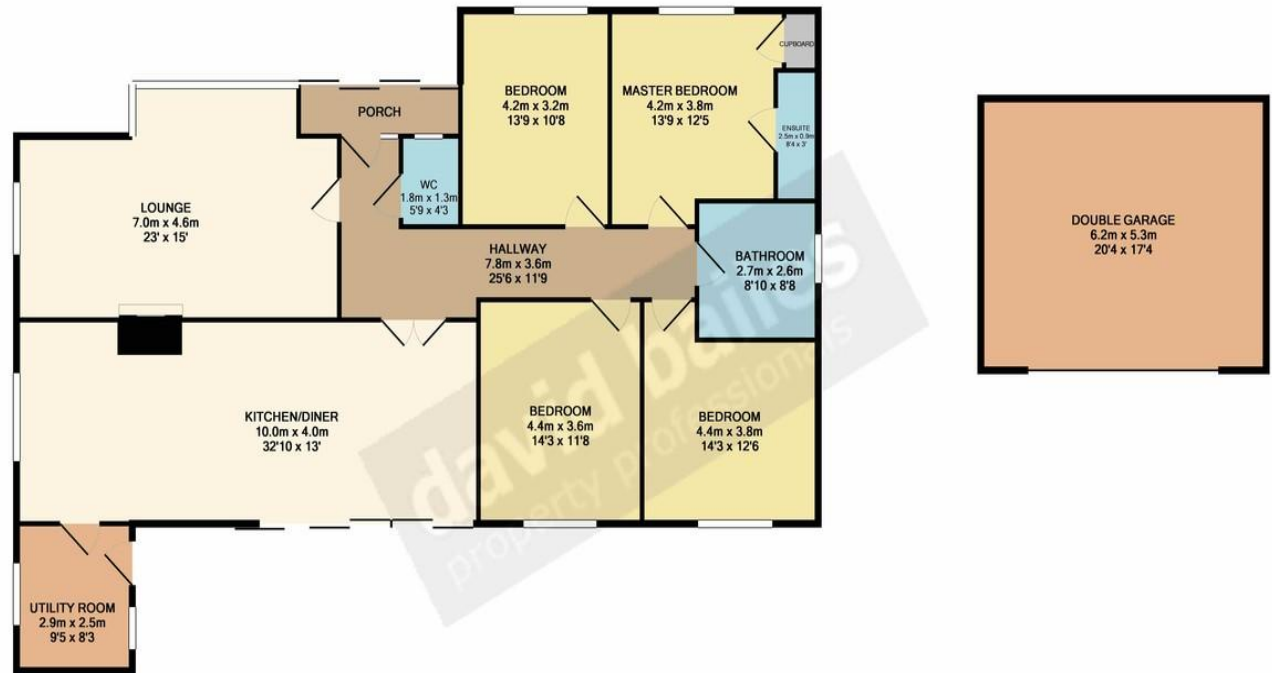
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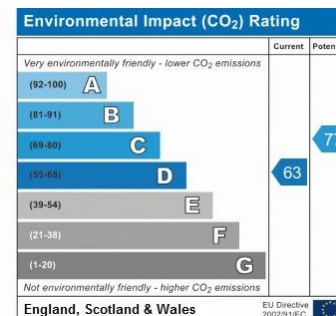
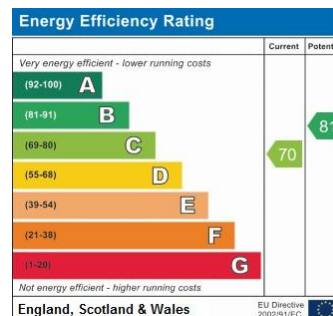
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TOTAL APPROX. FLOOR AREA 195.9 SQ.M. (2109 SQ.FT.)

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