



164 Orchard Grove | Kip Hill | Stanley | DH9 8NY

An immaculately presented and tastefully decorated 4 bedroom detached family home, located within this modern development in Kip Hill, Stanley. This deceptively spacious house is ideal for a growing family and benefits from a screened rear garden providing a degree of privacy. The rear garden provides a pathway leading to a single garage within a block of four. Internally the house benefits from a master bedroom with en-suite and dressing room, 3 good sized bedrooms (one with en-suite), family bathroom, spacious open plan kitchen/diner with integrated cooking appliances and patio doors to the rear garden, utility room and WC.

£200,000

- Four Bedroom Detached House
- Deceptively Spacious Family Home
- Immaculately Presented
- Screened Rear Garden With PVC Decking And BBQ
- Single Garage Within A Block



Property Description

HALLWAY

Composite double glazed entrance door, storage cupboard plus a larger under stair storage cupboard. Staircase with newel post and spindles to the first floor, radiator.

LOUNGE

14' 10" x 11' 9" (4.54m x 3.59m) Bay window with uPVC double glazed windows, feature fireplace, coving to the ceiling, radiator.

DINING AREA

10' 11" x 11' 10" (3.34m x 3.62m) Twin double glazed French doors open to the rear garden. Two double radiators and an opening which leads to the kitchen.

KITCHEN

9' 3" x 8' 11" (2.84m x 2.73m) Fitted with a range of high gloss wall and base units, complimentary work surfaces, tiled splash backs, integrated oven and electric induction hob with extractor

canopy, integrated wine cooler, sink and drainer with mixer tap, space for tall fridge/freezer, cupboard housing the gas central heating boiler, under the base units is LED stripped mood lighting with remote control, two uPVC double glazed windows over looking the rear garden.

UTILITY ROOM

5' 6" x 4' 3" (1.70m x 1.30m) Fitted wall units and work top, tiled splash backs, plumbing for washing machine and space for a dryer, radiator.

WC

5' 6" x 2' 9" (1.70m x 0.85m) WC, wash basin with tiled splash backs, radiator.

FIRST FLOOR

Landing with airing cupboard incorporating hot water tank. Staircase with turned newel post and spindles to the second floor and a single radiator.

BEDROOM 2

10' 5" x 10' 9" (3.20m x 3.30m) Fitted sliding wardrobes, uPVC double glazed window, single radiator.

EN-SUITE

4' 9" x 7' 2" (1.46m x 2.20m) Enclosed shower cubicle with bi-folding door, mains fed shower and tiled splashbacks, pedestal wash basin, WC, part tiled walls, extractor fan, uPVC double glazed window and single radiator.

BEDROOM 3

9' 2" x 9' 0" (2.81m x 2.75m) Single radiator and a uPVC double glazed window.

BEDROOM 4

11' 1" x 9' 1" (3.38m x 2.78m) Single radiator and a uPVC double glazed window.

BATHROOM

6' 2" x 5' 5" (1.90m x 1.67m) A white suite with a panel bath,

pedestal wash basin, WC, tiled splashbacks, single radiator and an extractor fan.

SECOND FLOOR

Landing with Velux window, loft access hatch.

MASTER BEDROOM

9' 10" x 13' 10" (3.02m x 4.24m) Dormer window with uPVC double glazed window, single radiator.

DRESSING ROOM

5' 11" x 10' 1" (1.82m x 3.08m) Velux window and a single radiator.

EN-SUITE

5' 11" x 8' 0" (1.82m x 2.45m) Glazed enclosed shower cubicle with mains fed shower and tiled splashback, pedestal wash basin, WC, tiled splashbacks, single radiator, extractor fan and a Velux window.

EXTERNAL

TO FRONT

A long lawn garden with paved pathway and enclosed by hedging.

TO REAR

A lawn garden with two PVC finished decked patio areas with newel post and spindles and access gate. The garden is screened by mainly fencing and a brick wall which provides a degree of privacy and benefits from a BBQ area. There is a paved pathway leading to the side of the house and a longer pathway leads to the garage.

GARAGE

19' 2" x 8' 7" (5.86m x 2.63m) The garage is within a block of four and is the third one from the access pathway. Up and over door with power point and lighting installed, also benefits from a pitch roof offer additional storage above. There is a block paved driveway to the front of the garage for one car.

HEATING

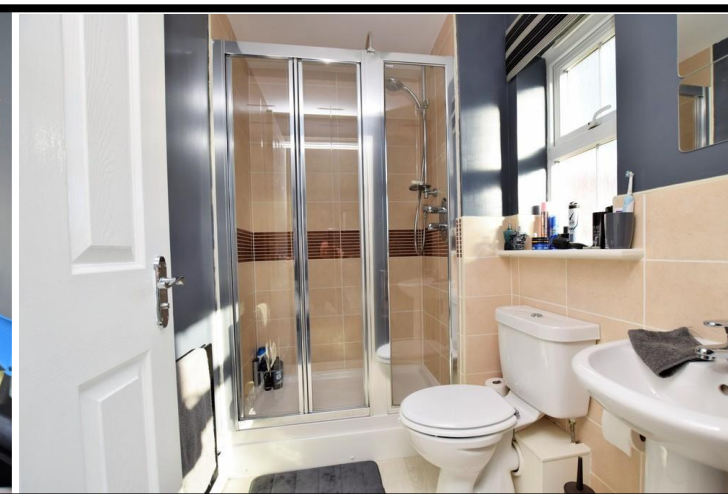
Gas fired central heating via boiler and radiators.

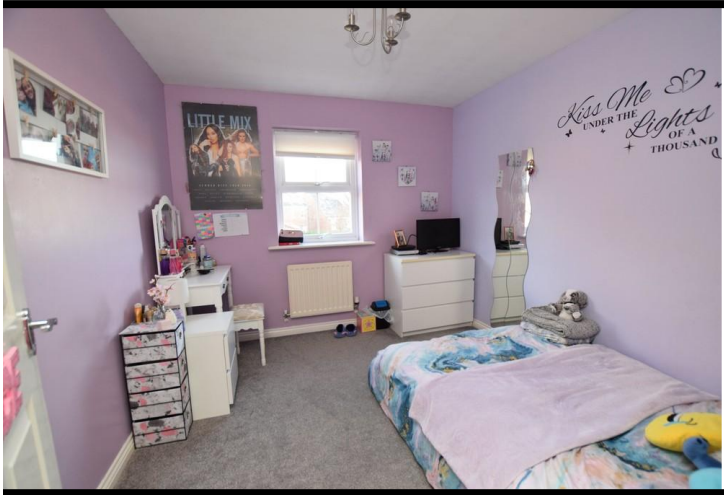
GLAZING

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.







Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Anthony Street

Stanley

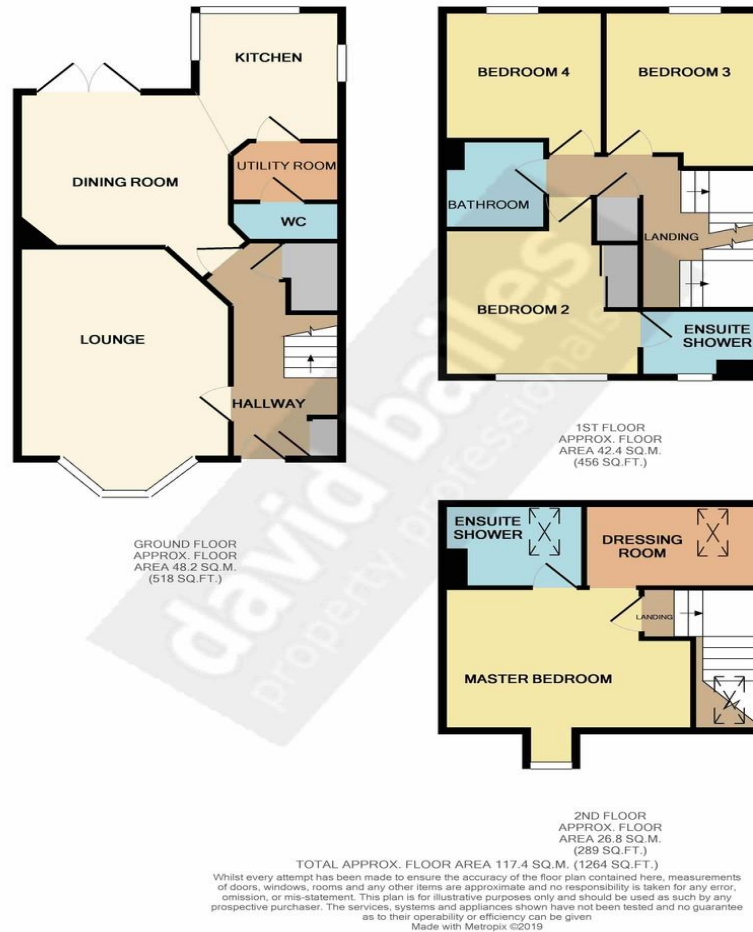
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