



## 4 bed detached house to buy in

Kielder Drive, The Middles, Stanley,  
Durham, DH9 6AQ

# £260,000

 x 4  x 2  x 2

Tenure

**Freehold**

Driveway & Garage parking

Garden

## Property features

- ✓ Four Bedroom Detached
- ✓ Excellent Position
- ✓ Two Reception Rooms
- ✓ Well Maintained Gardens Front and Rear
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are delighted to present this impressive four-bedroom detached family home situated on Kielder Drive, The Middles, Stanley. Offering generous living accommodation throughout, the property benefits from two reception rooms, a spacious kitchen/diner, utility room, ground floor WC, en-suite facilities to the principal bedroom, double driveway, garage and well-maintained gardens to the front and rear.

The accommodation briefly comprises an entrance hallway, lounge, dining room, kitchen/diner and utility room to the ground floor. To the first floor are four well-proportioned bedrooms, including the principal bedroom with en-suite shower room, together with a family bathroom. Externally, the property boasts a lawned front garden, double driveway leading to the garage, and an enclosed rear garden featuring a paved patio and large, well-maintained lawn.

Kielder Drive is situated within the sought-after residential development of The Middles, Stanley. The area offers a range of local amenities including shops, supermarkets, schools, healthcare facilities and leisure amenities. Excellent transport links provide convenient access to Stanley town centre, Durham City, Newcastle upon Tyne and surrounding areas via the nearby A693 and A1(M). Regular bus services operate throughout the area, making this an ideal location for families and commuters alike.

Council Tax Band: D

Tenure: Freehold

Price: £260,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance Hallway

Composite part-glazed entrance door, stairs leading to the first floor and ceramic tiled flooring.



## Living Room

3.27m x 3.95m (10'8" x 12'11")

Double glazed front aspect, GCH radiator and carpet flooring.



## Second Reception Room

3.24m x 2.96m (10'7" x 9'8")

Double glazed front aspect, GCH radiator, laminate flooring



## Kitchen / Diner

6.12m x 2.86m (20'0" x 9'4")

Double glazed rear aspect with French doors opening onto the rear garden. Fitted with a range of wall and base units complemented roll top work surfaces, inset stainless steel sink with mixer tap, tiled splashbacks and tiled flooring. Integrated electric oven, four-ring electric hob with extractor over, space for a fridge freezer and GCH radiator.



## Utility Room

1.59m x 2.11m (5'2" x 6'11")

Composite part-glazed door providing access to the rear garden. Fitted with wall and base units, plumbing for a washing machine, space for a tumble dryer, combi boiler, GCH radiator and tiled flooring.



## WC

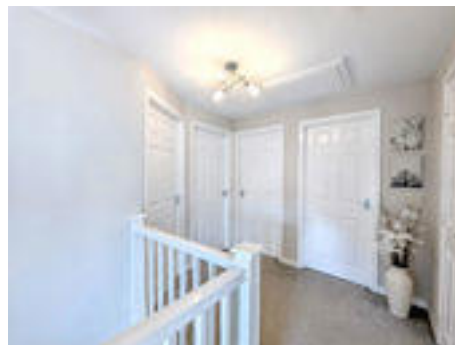
1.80m x 0.93m (5'10" x 3'0")

Double glazed side aspect. Fitted with WC and wall mounted wash hand basin. Includes GCH radiator and vinyl flooring.



## First Floor Landing

Loft access and carpet flooring.



## Bedroom One

3.90m x 3.46m (12'9" x 11'4")

Double glazed rear aspect, GCH radiator, carpet flooring and access to the en-suite.



## Ensuite

1.64m x 1.93m (5'4" x 6'3")

Double glazed rear aspect. Fitted with WC, pedestal wash hand basin with tiled splashback and mains-fed shower cubicle. Includes GCH radiator, extractor fan, vinyl flooring.



## Bedroom Two

3.91m x 3.50m (12'9" x 11'5")

Double glazed front aspect, GCH radiator and carpet flooring.



## Bedroom Three

2.81m x 2.97m (9'2" x 9'8")

Double glazed front aspect, GCH radiator and carpet flooring.



## Bedroom Four

2.25m x 2.51m (7'4" x 8'2")

Double glazed front aspect, GCH radiator and carpet flooring.



## Family Bathroom

1.90m x 2.48m (6'2" x 8'1")

Double glazed rear aspect. White suite comprising WC, pedestal wash hand basin and bath. Includes vinyl flooring, tiled walls, extractor fan and GCH radiator.



## External Front

Lawned garden with paved pathway leading to the entrance, double driveway providing off-road parking, garage and external lighting.

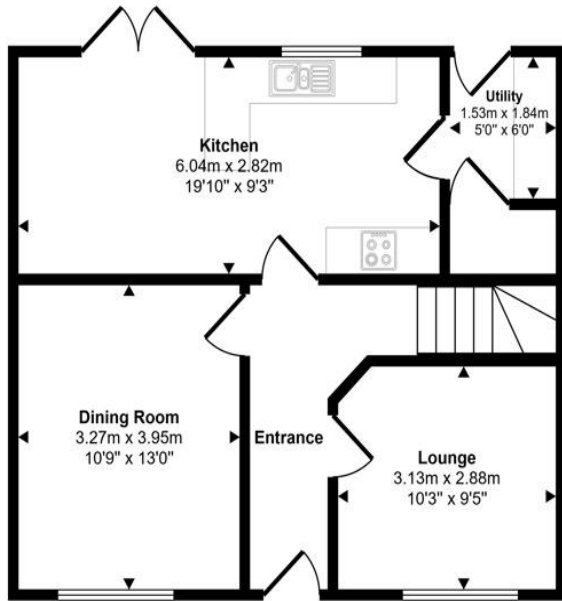


## External Rear

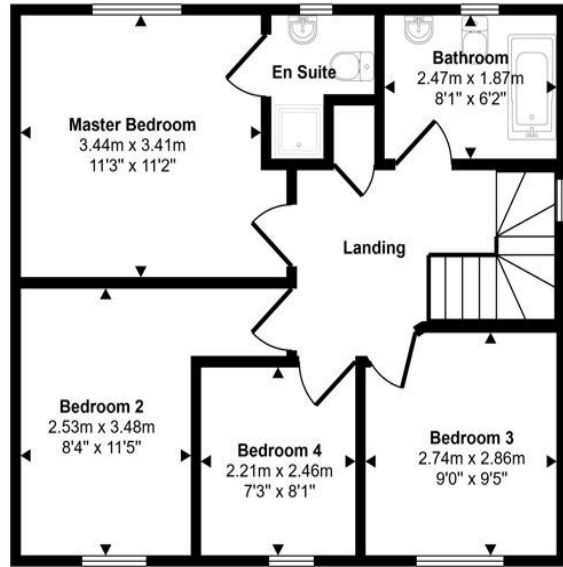
Enclosed rear garden with paved patio area, large well-maintained lawn, external water supply and ample space for outdoor entertaining and family enjoyment.



Approx Gross Internal Area  
109 sq m / 1168 sq ft



Ground Floor  
Approx 54 sq m / 579 sq ft



First Floor  
Approx 55 sq m / 589 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Kielder Drive, The Middles, Stanley, Durham, DH9 6AQ

Contact your local branch today for more information on this property:

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