

Cloverhill Court

Craghead, Stanley DH9 6BX

- MODERN DETACHED HOUSE
- DUAL ASPECT LOUNGE
- KITCHEN & UTILITY ROOM
- LARGE DRIVEWAY FOR SEVERAL CARS
- EXCELLENT AMENITIES & ROAD LINKS
- 3/4 BEDROOMS
- 3 RECEPTION ROOMS
- BATHROOM & EN-SUITE SHOWER ROOM
- SOUTH/EAST FACING REAR GARDEN

Offers In The Region Of £205,000













FULL DESCRIPTION

Ideally positioned for everyday living, the property sits within easy reach of Stanley Town Centre and benefits from strong road links for commuting throughout the region. Being 10 minutes drive from Chester le Street and 15 minutes from Durham. Additionally, there are buses to Durham every 15 minutes from outside the estate.
Internally, the accommodation is thoughtfully arranged throughout. A composite entrance door opens into the hallway, which leads through to a dual-aspect lounge/dining room. The extensively fitted kitchen/breakfast room is complemented by a useful utility room and a cloakroom WC. There are two further reception rooms, one currently configured as a home salon. This bright and airy space features a large skylight and French doors opening directly onto the garden making this an ideal setup for anyone looking to run a home-based business or simply enjoy a flexible, light-filled room that can adapt to family life, a home office, or additional living space.
Upstairs, the first-floor landing gives access to the master bedroom with its own en-suite shower room, two further bedrooms, and a family bathroom.
Externally, a large side driveway provides ample off-road parking for several cars. To the front is a laid lawn, while the rear offers a low maintenance garden with artificial grass and a decked patio.
Further practical benefits include gas central heating via a combi boiler and UPVC double glazing throughout.
This is a versatile family home that combines comfortable living space with the added advantage of a dedicated, light-filled room ideal for working from home, all in a location that balances convenience with a settled residential setting.
Viewings are strongly recommended.

ENTRANCE HALLWAY

Composite entrance door leading to hallway with stairs to the first floor.

LOUNGE/DINING ROOM

10'0" x 19'6"
Dual aspect room with radiator and UPVC double glazed French doors accessing the rear garden.

KITCHEN/DINER
10'5" x 19'6"
Range of modern wall and floor units with laminate worktops, matching upstands and inset sink and drainer unit with mixer tap. Integrated dishwasher, electric oven, for burner gas hob with stainless steel splashback and extractor hood. Laminate flooring, radiator, tiled splashbacks and space for a breakfast table.

UTILITY ROOM
5'2" x 29'6"
Laminate worktop with wine storage rack and cupboard above, laminate flooring, wall mounted central heating boiler, plumbed for washing machine and tumble drier and composite rear access door.

CLOAKROOM/WC
5'2" x 2'11"
Close coupled wc, pedestal wash hand basin with tiled splashback, single radiator and laminate flooring.

RECEPTION ROOM
11'9" x 8'8"
Currently used as a home salon with skylight, radiator, laminate flooring and French doors accessing the garden.

RECEPTION ROOM
8'2" x 16'4"
This room does not have a radiator. It is used as a third reception room but could be used as a fourth bedroom.
With a range of fitted storage with modern sliding doors and vinyl flooring.

FIRST FLOOR LANDING
Storage cupboard housing the hot water tank.

MASTER BEDROOM
10'9" x 9'6"
Built-in wardrobe, a range of fitted storage cupboards and radiator.

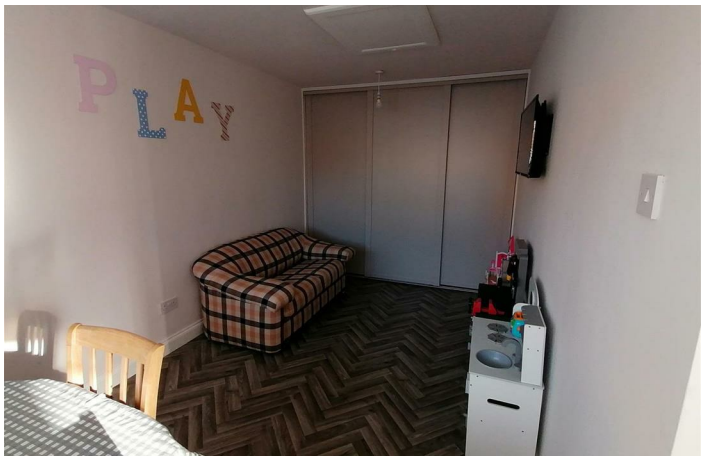
EN-SUITE SHOWER ROOM
7'6" x 4'7"
Close coupled wc, pedestal wash hand basin, double shower cubicle with mains fed shower, part tiled walls and radiator.

BEDROOM 2
10'4" x 9'4"
Radiator and a range of fitted storage.









BEDROOM 3
9'10" x 6'10"
Radiator,

BATHROOM
10'11" x 4'11"
Close coupled wc, pedestal wash hand basin, panel bath with bath tap shower fitting, part tiled walls, tiled flooring and chrome heated towel rail.

DRIVEWAY
Providing off road parking at the side of the property for several cars.

GARDENS
Laid lawn to the front and low maintenance south/east facing rear garden with artificial grass, decked patio and fenced boundaries.

LEASEHOLD.
We have been informed that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION.
Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.
Contact Stuart Edwards Estate Agents for an appointment to view.



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THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

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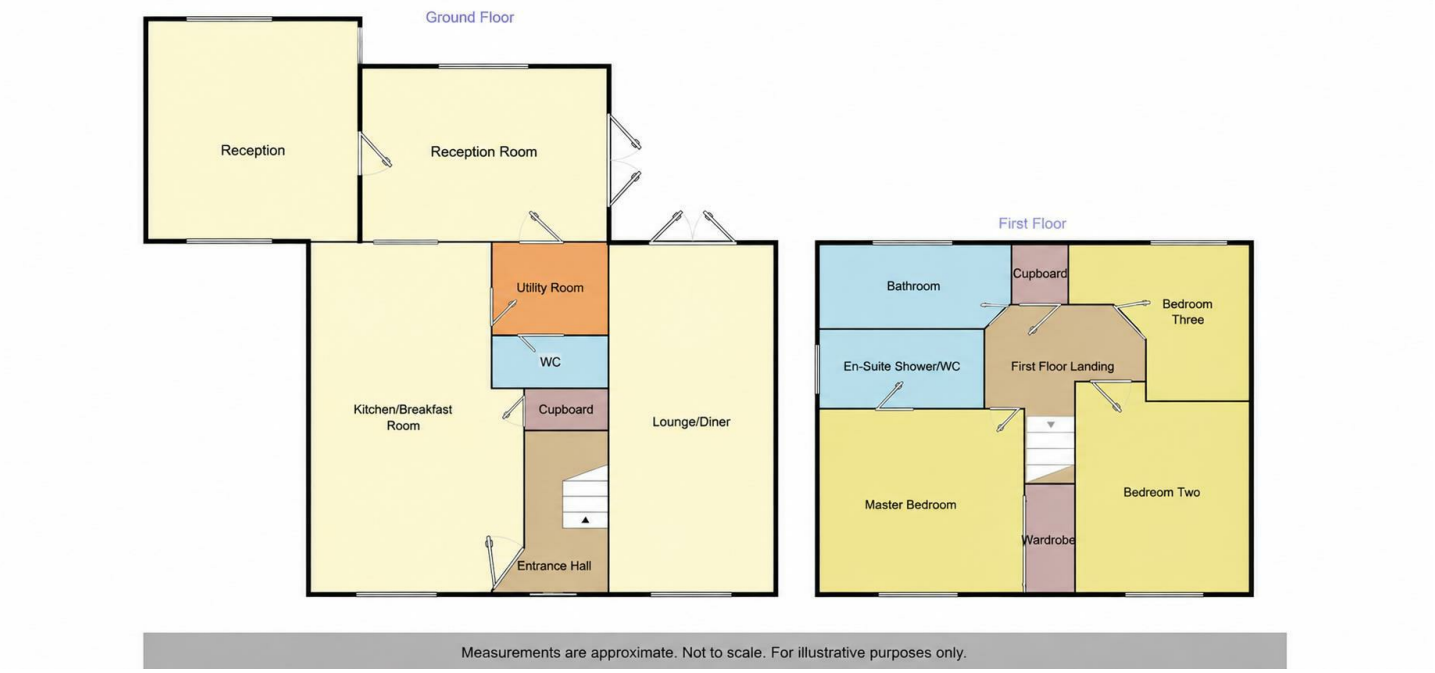




Council Tax Band: C
EPC Rating:







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Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.