



Brass Thill Way | Greencroft | Stanley | DH9 8FJ

A spacious four bedroom detached home in Immaculate condition, built by Gleeson in 2023 the exceptional larger Waterford design offers a unique opportunity as it comes with no upper chain and benefits from the balance of a 10-year NHBC warranty. Ideal for families, the property boasts a welcoming hallway, downstairs WC, lounge, and a stunning open-plan kitchen/diner complemented by a practical utility room. Upstairs features four generously sized double bedrooms; the principle includes an en-suite, alongside a family bathroom. Enjoy a rear garden which is not overlooked and looks onto countryside, an integral garage, and a driveway with space for two cars. The current owner has invested in several upgrades such as premium carpets, high-quality floor tiles, and a sleek, contemporary kitchen complete with integrated appliances and the property is freehold.

Offers in Region of £218,000

- Spacious 4 bed detached Waterford design, built by Gleeson in 2023
- Immaculate condition with no upper chain, ideal for immediate move-in
- Benefits from the remaining term of a 10-year NHBC warranty



Property Description

A spacious four bedroom detached home in Immaculate condition, built by Gleeson in September 2023 and located on a small quiet estate. This exceptional larger Waterford design offers a unique opportunity as it comes with no upper chain and benefits from the balance of a 10-year NHBC warranty. Ideal for families, the property boasts a welcoming hallway, downstairs WC, lounge, and a stunning open-plan kitchen/diner complemented by a practical utility room. Upstairs features four generously sized double bedrooms; the principle includes an en-suite, alongside a family bathroom. Enjoy a rear garden which is not overlooked and looks onto countryside, an integral garage, and a driveway with space for two cars. The current owner has invested in several upgrades such as premium carpets, high-quality floor tiles, and a sleek, contemporary kitchen complete with integrated appliances. Additional features include gas combi central heating, uPVC double glazing, and the property is freehold. Council Tax band D and an impressive EPC rating of B (84).

HALLWAY

6' 1" x 16' 0" (1.86m x 4.90m) uPVC entrance door, stairs to the first floor with storage cupboard beneath. Single radiator and doors leading to the WC, lounge and kitchen/diner.

LOUNGE

16' 9" x 9' 10" (5.11m x 3.00m) uPVC double glazed window with shutter blinds, single radiator, TV and telephone points, wall mounted room thermostat/programmer.

WC

5' 10" x 2' 9" (1.80m x 0.86m) WC, pedestal wash basin, tiled splash-back, single radiator and a ceiling extractor fan.

KITCHEN/DINER

9' 10" x 19' 9" (3.00m x 6.02m) Overlooking the rear garden with uPVC double glazed window and matching French doors providing lots of natural light. The kitchen area is fitted with upgraded contemporary wall and base units with soft closing doors and drawers with contrasting laminate worktops and

matching upturns. Integrated appliances include a fan assisted electric oven/grill, four ring gas hob, extractor canopy and a dishwasher. Stainless steel splash-back, matching sink with mixer tap. Space for an American style fridge/freezer, Italian porcelain tiled floor extends into the dining area where there is space for a table. Single radiator, ceiling extractor fan and a door leading to the utility room.

UTILITY ROOM

7' 7" x 5' 4" (2.33m x 1.63m) Base units with soft closing doors, contrasting laminate worktop and matching upturn, plumbed for a washing machine, stainless steel sink with mixer tap. Concealed wall mounted gas combi central heating boiler, single radiator, Italian porcelain tiled floor, ceiling extractor fan and a UPVC double glazed exit door to the garden.

FIRST FLOOR

LANDING

Single radiator, hard-wired smoke alarm, loft access hatch and doors leading to the bedrooms and bathroom.

PRINCIPLE BEDROOM (TO THE FRONT)

12' 11" x 16' 2" (maximum) (3.94m x 4.93m) Two uPVC double glazed windows with shutter blinds, single radiator, wall mounted room thermostat/programmer and a door leading to the en-suite.

EN-SUITE

4' 7" x 9' 2" (1.42m x 2.80m) Thermostatic shower within an enclosure with tiled splash-backs and glazed screen and door. Pedestal wash basin, tiled splash-back, WC, single radiator, uPVC double glazed frosted window and a ceiling mounted extractor fan.

BEDROOM 2 (TO THE REAR)

9' 2" x 12' 11" (2.80m x 3.96m) Overlooking the rear garden with a uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

9' 2" (maximum) x 12' 1" (maximum) (2.80m x 3.70m) Overlooking the rear garden with a uPVC double glazed window and a single radiator.

BEDROOM 4 (TO THE FRONT)

9' 2" x 8' 10" (2.80m x 2.71m) uPVC double glazed window with shutter blinds and a single radiator.

BATHROOM

6' 9" x 5' 6" (2.07m x 1.70m) A white suite featuring a panelled bath, tiled splash-backs, pedestal wash basin, WC, uPVC double glazed frosted window, single radiator and a ceiling extractor fan.

EXTERNAL

INTEGRAL GARAGE

15' 11" x 8' 2" (4.87m x 2.50m) An integral single garage with up and over door, an increased number of electrical sockets and lighting.

TO THE FRONT

There is a two car driveway, open lawn and side path leading to the rear.

TO THE REAR

A west facing private lawn garden overlooking countryside, paved path, flower beds, side gate and is enclosed by a timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.





GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating B (84). 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 D.

MAINTENANCE

We understand that there is an annual maintenance charge which is currently £61.40 which goes towards the upkeep of the communal landscaped areas on the estate.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

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.

MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm. Please note that at the time of creating the brochure the driveway was yet to receive the finishing layer of tarmac. The roads and footpaths within the estate will be adopted by the Local Authority in time.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR
59.3 sq.m. (639 sq.ft.) approx.



1ST FLOOR
57.8 sq.m. (622 sq.ft.) approx.



TOTAL FLOOR AREA: 117.1 sq.m. (1261 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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

