



Clough Dene | Tantobie | Stanley | DH9 9PW

A four-bedroom detached home in Clough Dene, set on an expansive, elevated plot with a stunning tiered garden, ideal for those seeking impressive outdoor space. The property boasts impeccable décor and design, showcasing an entrance hall with storage, a lounge/diner with skylights and bi-fold doors that open onto a raised deck—perfect for hosting and leads to a breath-taking, landscaped South-westerly garden where you can watch deer and other wildlife visit. Gas combi central heating, uPVC double glazing, EPC rating E (54), freehold tenure and Council Tax band D.

£525,000

- Four-bedroom detached home in Clough Dene, positioned on a large, elevated plot.
- Stunning tiered garden with visiting wildlife, perfect for outdoor enthusiasts.
- Lounge/diner featuring skylights and bi-fold doors leading to a raised deck.
- High-specification kitchen and separate utility room.
- Bathrooms on both floors



Property Description

A four-bedroom detached home in Clough Dene, set on an expansive, elevated plot with a stunning tiered garden, ideal for those seeking impressive outdoor space.

The property boasts impeccable décor and design, showcasing an entrance hall with storage, a lounge/diner with skylights and bi-fold doors that open onto a raised deck-perfect for hosting. It includes a high-spec kitchen, a utility room. The ground floor also features two bedrooms, one with French doors to the decking and a family bathroom. Upstairs, a feature staircase leads to two spacious bedrooms; one includes stylish panelling, and the second offers access to the loft storage space, alongside a modern shower room. Outside, the home offers a gated driveway with multiple parking spaces and a carport, leading to a breath-taking, landscaped South-westerly garden where you can watch deer and other wildlife visit.

Gas combi central heating, uPVC double glazing, EPC rating E (54), freehold tenure and Council Taxband D.

ENTRANCE HALL

9' 10" x 5' 11" (3.00m x 1.81m) Composite double glazed entrance door with uPVC double glazed side window, Pine floor, storage cupboard, LED spotlights, steps lead to the inner hallway and doors to the lounge/diner and kitchen.

LOUNGE/DINER

11' 0" x 21' 4" (3.36m x 6.51m) Pine floor, sealed gas fire, uPVC double glazed window, double radiator, telephone and TV points and a large opening to the dining area.

DINING AREA

6' 9" x 11' 0" (2.06m x 3.37m) Overlooking the decking and rear garden with bi-fold uPVC double glazed windows, matching side windows and exit door all with integral blinds plus Pine flooring, two large Velux double glazed skylights and a double radiator.

KITCHEN

9' 10" x 20' 11" (3.00m x 6.40m) A quality kitchen fitted with a

range of soft closing wall and base units with concealed lighting onto contrasting Quartz worktops and tiled splash-backs. Integrated fan assisted double oven/grill, induction hob with extractor canopy over, additional integrated appliances include a dishwasher and freezer. Recessed sink with vegetable drainer and professional mixer tap, plinth electric heaters, uPVC double glazed window, LVT flooring, column radiator plus additional double radiator, TV aerial point, coving, LED spotlights, composite double glazed exit door and doors leading to the utility room and the largest bedroom.

UTILITY ROOM

10' 1" x 8' 10" (maximum) (3.09m x 2.71m) An L-shaped room with LVT flooring, plumbed for a washing machine and space for a large fridge/freezer and other appliances. uPVC double glazed window, inset LED lighting, wall lights, coving and a wall mounted extractor fan.

BEDROOM 1 (DUAL ASPECT)

17' 10" x 8' 8" (5.44m x 2.65m) The largest of the bedrooms is

currently used as a games room with dual aspect uPVC double glazed windows to the front and rear, LVT flooring, double radiator and a TV aerial point.

INNER HALLWAY

5' 7" x 11' 11" (1.72m x 3.64m) Feature staircase with storage cupboard beneath, single radiator, inset LED spotlights and doors leading to the second bedroom and also the bathroom.

BEDROOM 2 (TO THE REAR)

11' 11" x 11' 11" (3.64m x 3.64m) uPVC double glazed French doors with integral blinds open to the rear decking and there is a tall column radiator.

BATHROOM

5' 5" x 11' 11" (1.66m x 3.64m) A modern white suite featuring a stand alone bath with hand riser shower over, wash basin with base storage drawers, WC, chrome towel radiator, part tiled walls, tiled floor, four uPVC double glazed windows, LED spotlights and a wall extractor fan.

LANDING

uPVC double glazed window on the half-landing, loft access hatch on the main landing, double radiator and doors leading to bedrooms three, four and the shower room/WC.

BEDROOM 3 (TO THE REAR)

11' 11" x 11' 11" (3.64m x 3.64m) Overlooking the rear garden with a uPVC double glazed window, feature panelled wall, wall lights and a double radiator.

BEDROOM 4 (TO THE REAR)

10' 8" (into eaves) x 10' 5" (3.27m x 3.18m) Forming part of the loft space with ceilings dropping into the eaves. Double glazed Velux window, double radiator and a door leading to the loft storage space.

SHOWER ROOM/WC

5' 5" x 11' 11" (1.66m x 3.64m) A white modern suite featuring glazed double cubicle with thermostatic shower, wash basin with base storage and mirror over, wall mounted storage cupboard, WC, part tiled walls and fully tiled floor. Single

radiator, uPVC double glazed window, LED spotlights and a ceiling mounted extractor fan.

LOFT STORAGE SPACE

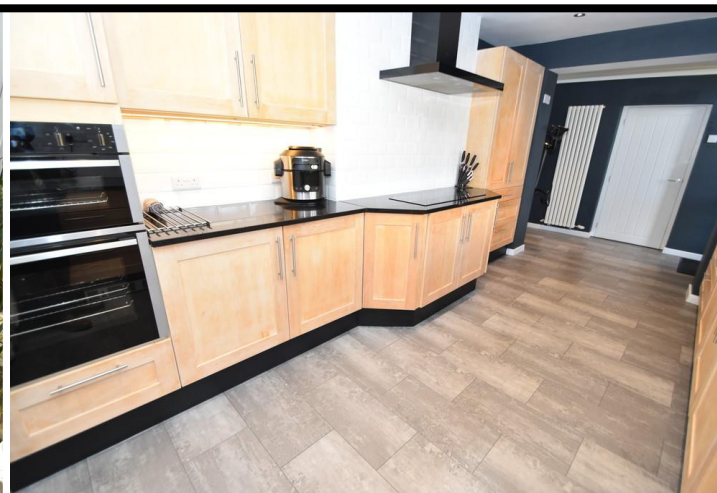
10' 8" x 10' 6" (3.27m x 3.22m) Accessed via bedroom four. Fully boarded with light providing useful storage and also houses the gas combi central heating boiler.

TO THE FRONT & SIDES

Secure wrought iron gates provide access to a large block-paved driveway providing off-road parking for a number of vehicles in addition to the side covered car port. Mature hedging to the front. Paths to both sides have gates leading to the rear garden. There is also a useful basement storage area to one side.

TO THE REAR

The hidden gem of the property and perhaps its most impressive feature is the vast landscaped tiered garden terraces which look on to the vast garden and countryside





beyond. With a South Westerly aspect the garden enjoys the sun all day long and is known for deer and other wildlife to make frequent visits. The large paved patios offer great entertaining spaces with water feature and extensive lighting. Whilst the raised decking provide elevated views towards the countryside. Viewing is a must.

HEATING

Gas fired central heating via combination boiler and radiators.

ENERGY EFFICIENCY

EPC rating E (54). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold. **COUNCIL TAX**

The property is in Council Tax band D, which is currently £2,431 P.A.

MINING

The property is located within a former mining area.

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

BROADBAND SPEEDS AVAILABLE

According to OFCOM the average download speed of the fastest package currently available in the area is Super-fast 43 Mbps. Suitable for web & social, flawless video calls, streaming and online gaming. We would recommend contacting a supplier to get the most accurate and up to date data. There is also a part-fibre connection to the nearest cabinet which currently provides download speeds up to 76 Mbps. There are also plans for Openreach to install a full fibre connection giving speeds of up to 1600 Mbps by December 2026.

MOBILE PHONE COVERAGE

According to OFCOM the following providers are likely to be available; EE, Three, O2 and Vodaphone.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and social media. 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 ID from all buyers.

AGENTS NOTE

The details 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.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Anthony Street

Stanley

County Durham

DH9 8AF

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01207231111



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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



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