



## 4 bed detached house to buy in

Orchard Grove, Kip Hill, Stanley, Durham,  
DH9 8NG

# £270,000

 x4
  x2
  x1

Tenure

Size

**Freehold**

**1238 sq ft / 115 sq m**

## Property features

- ✓ Four bedrooms
- ✓ Detached house
- ✓ Garage and double driveway
- ✓ Garden to front and rear
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are delighted to welcome to the market this impressive four-bedroom detached home, situated within the highly sought-after Orchard Grove development in Stanley. The property offers spacious and versatile accommodation, ideally placed for local amenities and excellent transport links — making it perfectly suited to modern family life.

The property opens into a welcoming entrance hall which immediately sets the tone for the space and quality found throughout. The generous lounge provides a comfortable and relaxing living area, while a conveniently located cloakroom with WC adds to the home's practicality.

At the heart of the property is the stylish kitchen/dining area, designed with both family living and entertaining in mind. Featuring contemporary fittings and ample worktop space, the kitchen also benefits from a separate utility room, offering additional storage and laundry facilities. French doors from the dining area open out onto the garden, seamlessly connecting indoor and outdoor living.

To the first floor, the landing has been thoughtfully utilised to create a built-in desk area — ideal for home working or study. The principal bedroom is a well-proportioned and comfortable retreat, complete with its own en-suite shower room. Three further bedrooms offer excellent flexibility for family members or guests, all serviced by a modern family bathroom.

Externally, the rear garden has been designed with low maintenance in mind, incorporating lawned, paved and decked areas, providing an ideal space for relaxing or entertaining during the warmer months. The property is further enhanced by a garage and a generous driveway, offering ample off-street parking.

This is a fantastic opportunity to acquire a spacious and well-presented family home in a popular residential location.

Council Tax Band: D

Tenure: Freehold

Price: £270,000

Property Type: Detached House

Build Size: 115 sq m

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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable

Mobile signal coverage: Good

## Entrance Hallway

Double glazed door and a window, gas central heating radiator and a built in storage cupboard

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## Lounge

3.13m x 4.93m (10'3" x 16'2")

Double glazed bay window to the front aspect, gas central heating radiator and carpeted flooring.



## Kitchen / Diner

4.77m x 2.72m (15'7" x 8'11")

The kitchen benefits from two double-glazed windows, a gas central heating radiator, a contemporary vertical electric radiator, and a sink unit with mixer tap. The kitchen is well-equipped with an integrated dishwasher, electric double oven, induction hob with extractor hood, wine fridge and fridge/freezer. Complemented by a range of wall and base units, square-edged quartz work surfaces, and a breakfast bar, the space is further enhanced by French doors opening out to the exterior.



## Dining Area

3.32m x 3.21m (10'10" x 10'6")

Open plan into kitchen. Patio doors leading to the rear garden



## Utility Room

2.56m x 1.36m (8'4" x 4'5")

Plumbed for washer. Wall unit. Door to garage.



## First Floor Landing

Loft access, carpeted flooring. Doors to all four bedrooms and family bathroom. Opening with desk for use as a study area.



## Master Bedroom

3.12m x 3.98m (10'2" x 13'0")

Double-glazed window, gas central heating radiator and fitted wardrobes. Door to en-suite.



## En-Suite

1.87m x 1.83m (6'1" x 6'0")

Low-level W/C, shower cubicle, wash hand basin, double glazed window and a gas central heating radiator.



## Bedroom 2

2.91m x 3.07m (9'6" x 10'0")

Two double-glazed windows to the front aspect and a gas central heating radiator.



## Bedroom 3

3.26m x 2.83m (10'8" x 9'3")

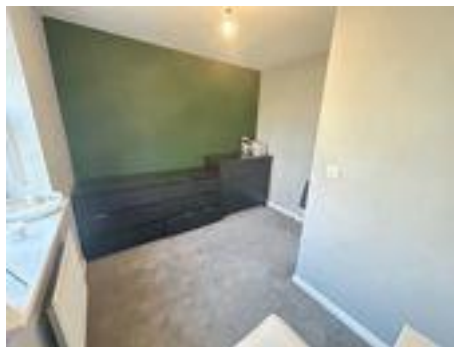
Double glazed window to rear aspect and a gas central heating radiator.



## Bedroom 4

2.73m x 3.17m (8'11" x 10'4")

Double-glazed window to rear aspect and a gas central heating radiator.



## Family Bathroom

Low-level W/C, panelled bath, wash hand basin, double-glazed window and a gas central heating radiator.



## Externally

To the front:

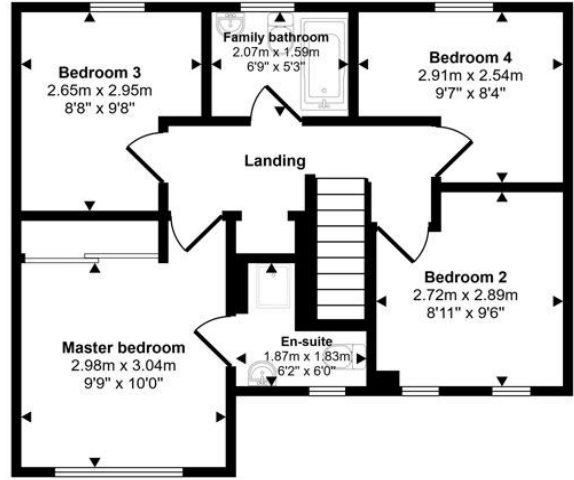
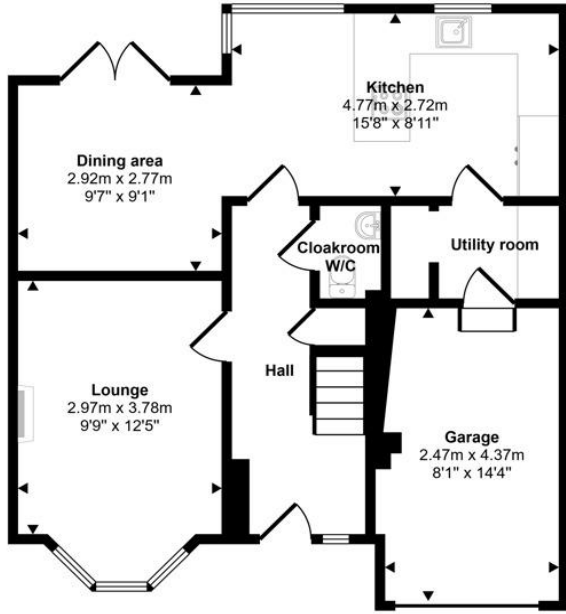
A double driveway leading to a single garage.

To the rear:

Thoughtfully designed for low maintenance, featuring a combination of lawned, paved, and decked areas.



Approx Gross Internal Area  
108 sq m / 1162 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>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	78	
(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	

Orchard Grove, Kip Hill, Stanley, Durham, DH9 8NG

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