



Church Road Stannington

- Spectacular Stone Built Home
- Idyllic Village Location
- Four Bedrooms
- Stunning Fully Enclosed Garden
- No Onward Chain
- Freehold

Offers In Excess Of £425,000

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Church Road Stannington

Very rarely found on the market, sits this spectacular stone built, four bedroomed family home, located on Church Road which is located within the incredibly desirable area of Stannington. The property itself offers a vast amount of internal space to suit any family's needs, with a stunning South Facing garden to the front. This home is ideal for those who are looking to enjoy idyllic village life at its finest.

The property briefly comprises:- Entrance hallway, downstairs W.C, impressive lounge with beautiful fireplace and surround. This room leads seamlessly into a large conservatory, which offers direct access into the gardens. The kitchen/diner is a generous space with double patio doors which lead you out to the gardens. The kitchen has been fitted with a range of modern wall and base units, offering an abundance of storage and appliances to include built in microwave, oven, electric cooker with extractor fan and a fridge. You further benefit from a large garage/utility area which spans the entirety of the house, offering great storage space, also offering the potential to convert additional downstairs living space.

To the upper end of the living accommodation, you have four generous sized bedrooms, three of which are doubles and a single fourth which could also be used as an office to suit. Two of the bedrooms come with large fitted wardrobes, offering excellent storage whilst the master bedroom comes with its own en-suite shower room. The family bathroom has been finished with W.C., hand basin, shower cubicle and separate corner bath. There is also access to the loft, with lighting and a drop down ladder, accessible from the landing for additional storage.

Externally to the rear of the property, you have a small enclosed area with a shed and parking to accommodate two cars. To the front, you have a fully enclosed garden which is simply stunning. Currently laid to lawn with patio area, this garden will be a real winner with those who enjoy outdoor living.

Guaranteed to impress and with no onward chain, this is a must view!

| | |
|------------------------------|-----------------|
| Lounge: 20'8 x 12'10 | (6.30m x 3.91m) |
| Conservatory: 16'2 x 10'8 | (4.93m x 3.25m) |
| Dining Room: 13'6 x 12'10 | (4.12m x 3.91m) |
| Kitchen: 12'10 x 9'11 | (3.91m x 3.02m) |
| Garage/Utility: 23'10 x 8'11 | (7.26m x 2.72m) |
| W.C: 6'11 x 3'10 | (2.11m x 0.94m) |
| Bedroom One: 13'10 x 12'2 | (4.22m x 3.71m) |
| En-Suite: 8'0 x 5'5 | (2.44m x 1.65m) |
| Bedroom Two: 10'11 x 9'9 | (3.33m x 2.97m) |
| Bedroom Three: 10'6 x 9'6 | (3.20m x 2.90m) |
| Bedroom Four: 9'4 x 7'1 | (2.84m x 2.16m) |
| Bathroom: 8'1 x 8'0 | (2.46m x 2.44m) |

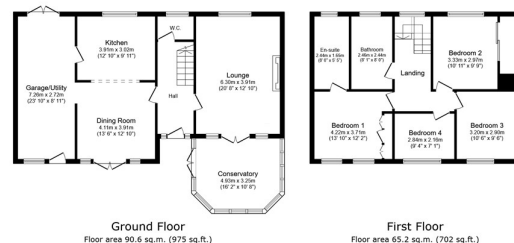
PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Central Gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Private Parking

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: C Council Tax Band: F M00008305.AB.JD.08/04/2025.V.2



Total floor area: 155.8 sq.m. (1,676 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (excluding any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for the purposes of any legal agreement. No liability is accepted for any errors, omissions or misstatements. A party must rely upon its own measurements. Powered by www.propertybase.co.uk

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

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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