



**8 Fairways, Old South Moor, Stanley,  
Co Durham DH9 7HP**

**Three bedroom detached bungalow with extensive gardens and ample parking on block paved drive**

Lounge with marble fireplace and open flame gas fire

Farmhouse style kitchen with multi fuel Range

Master bedroom with quality fitted furniture in cherrywood

Ensuite shower with multi jet system and drench head

Family bathroom with Jacuzzi style bath and waterfall shower system

Beautiful conservatory with French doors to decked patio

Gas combi central heating. uPVC double glazed windows and doors

EPC available: Grade D. Tenure: Understood to be freehold

**£275,000**

# INTRODUCTION

Located in a small cul de sac of only eight individually designed prestigious homes

A most desirable and enchanting three bedroom detached bungalow

The property enjoys an idealic setting to have a large rear garden from where the outlook falls onto crops with woodland on the fell and livestock on the hills thereafter

Beautifully maintained garden with wind break and privacy bearing conifers on the northern boundary

This large predominately lawned area offers a sun drenched haven for evening BBQ's and wine tasting

The accommodation is presented immaculate throughout

Superbly fitted fully tiled bathroom with water fall shower over bath

A magnificent uPVC double glazed conservatory with comfortable seating for six or more

Double opening double glazed doors open on to the decked patio

Orientated to enjoy the setting sun as it falls into the north west quadrant

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## **Entrance:**

uPVC door with attractive double glazed oval panel to spacious hallway.

## **Hallway:**

Doors to lounge, bedrooms and to bathroom. Double opening doors to walk in storage cupboard with lighting. Folding ladders and hinged access to roof space being part boarded and having electric lighting. Linen cupboard. Radiator.

## **Lounge:**

**20' 0" (6.1m) x 12' 1" (3.68m)**  
Louvre blind at squared bow window with double radiator under. Louvre blind at window opposite having radiator under. Attractive marble fireplace with open flame pebbled gas fire set on a marble heath. Centre lighting in two aspects. Wood laminate flooring. Dining adjacent.

## **Dining:**

**12' 5" (3.78m) x 7' 6" (2.29m)**  
Louvre blinds at double glazed sliding door to conservatory. Complementing centre lighting and floor covering. Double radiator. Door to kitchen

## **Kitchen:**

**11' 9" (3.58m) x 8' 7" (2.62m)**  
Farmhouse style kitchen in cream providing floor and wall cupboards with attractive porcelain style handles. Leaded glass display cabinets and cutlery drawers. Blue veined marble effect work surfaces with concealed lighting over. Complementing deep bowl sink unit with monobloc tap. Underbench provision and plumbing for an automatic washing machine. Five ring gas hob with electric griddle. Fan assisted electric oven with additional oven and grill adjacent. Built in microwave. Wood laminate flooring in slate effect. Heated towel rail. Spot lighting. TV point. uPVC double glazed door to block paved rear.

## **Conservatory:**

**13' 7" (4.14m) x 11' 5" (3.48m) between panes**  
Large uPVC double glazed conservatory having double opening french style doors to decked patio. Electric lighting and power points. Ceiling fan. Slate style flooring. Radiator. TV point.