



Spring Way Hartburn Village Stockton TS18 5DZ
Offers in the Region Of £300,000

- INDIVIDUALLY DESIGNED
- 4/5 BEDROOMS
- 2 BATHROOMS
- LARGE GARDENS

- VIEWS ACROSS OPEN FIELDS
- DOUBLE GARAGE
- POTENTIAL FOR FURTHER DEVELOPMENT
- HARTBURN VILLAGE LOCATION

Thinking of selling? Ask for a FREE VALUATION today.



Spring Way Hartburn Village Stockton TS18 5DZ

Located in HARTBURN VILLAGE an individually designed LARGE DETACHED BUNGALOW with scope to FURTHER DEVELOP. Positioned at the head of a cul de sac on a LARGE PLOT and with accommodation offering 4/5 bedrooms, 2/3 reception rooms, 2 bathrooms, double garage and bird aviaries. The property benefits SCENIC VIEWS OVER OPEN FIELDS and would be ideal for a buyer looking for a SECLUDED FAMILY HOME but with the advantage of a VILLAGE COMMUNITY on your doorstep. OPPORTUNITIES TO PURCHASE A PROPERTY SUCH AS THIS in this PRIME LOCATION are very rare !

ENTRANCE PORCH

Ceramic tiled flooring. Entrance door into:

ENTRANCE HALL

Spotlights to ceiling. Radiator. 2 large storage cupboards.

LOUNGE 19' 4" x 13' 1" (5.89m x 3.98m)

Having an impressive feature limestone fire surround and hearth with gas point. Bow window overlooking the gardens. Coving. Radiator.

DINING ROOM/BEDROOM 9' 9" x 11' 2" (2.97m x 3.40m)

Radiator. Coving. This room was previously the dining area and has a stud wall in place which could be removed to give an open plan lounge/dining room again. Opening doors into:

CONSERVATORY 9' 1" x 25' 2" (2.77m x 7.66m)

Ceramic tiled flooring. Double doors and single door into the gardens. Impressive views over open fields.

KITCHEN 12' 8" x 14' 2" (3.86m x 4.31m)

Impressively fitted with a range of oak style base and wall units with underlighting and incorporating 2 tall pull out larder units and frosted glazed drinks cabinet with glass shelving. Black granite worksurfaces incorporating sink unit. Gas 7 ring hob Range cooker with electric oven and brushed steel chimney style extractor hood. Centre island with room for seating. Solid wood flooring. Step down into:

FAMILY ROOM/DINING ROOM 10' 7" x 20' 7" (3.22m x 6.27m)

A particularly inviting room offering a fabulous area for family time. Marble tiled flooring. 2 period style radiators. Feature brick walls. Beams to ceiling. uPVC double glazed window overlooking fields. Sliding patio doors onto outside covered patio area.

UTILITY ROOM 6' 8" x 11' 7" (2.03m x 3.53m)

Fitted with base and wall units with worksurface incorporating sink unit with mixer tap. Access to loft with wooden pull down ladders. Door into lean to and greenhouse and access to garage.

FRONT BEDROOM 11' 3" x 13' 11" (3.43m x 4.24m)

Window to front. Radiator. Built in beech effect wardrobes, overbed cupboards and bedside drawers.

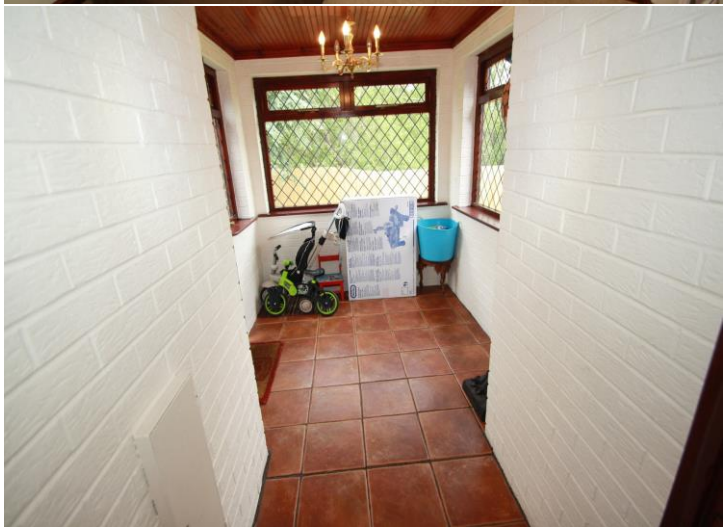
FRONT BEDROOM 11' 5" x 13' 5" (3.48m x 4.09m)

Window to front. Radiator.

MASTER BEDROOM 11' 9" x 14' 5" (3.58m x 4.39m)

Laminate flooring. Radiator. Window to rear.

Sales: 01642 615657
Auctions: 01642 615657
Lettings: 01642 355792
Surveys: 01642 806444





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EN SUITE BATHROOM

Fully tiled and fitted with a jacuzzi corner bath with shower over, wash hand basin in vanity unit, bidet and low level wc. Radiator. Window to rear.

FRONT BEDROOM 13' 2" x 11' 4" (4.01m x 3.45m)

Storage cupboard. Radiator.

FAMILY BATHROOM

Fully tiled walls and PVC cladded ceiling with spot lighting. Comprises corner bath with shower over, low level wc and wash hand basin in white vanity unit with mirror over. Chrome ladder style radiator.

EXTERNALLY

The property is located at the bottom of Spring Way and is positioned on a large plot having views across open fields. There are large lawned gardens enclosed by fencing. There are disused bird aviaries which could be put into use again, used as storage or demolished to give even more garden space. There is double garage (13'8" x 29'3") with a high pitched roof.

NOTE

The property is connected to a septic tank. We are verbally informed by the Vendor that the roof space is extensive and has great potential for development for further accommodation subject to the relevant permissions being obtained.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The Energy Efficiency Rating for this property is C. The full EPC is available on request.



AGENT'S NOTES: 1. Photographs may contain items not included in sale. 2. All measurements are approximate. 3. Gowland White have not tested any services or equipment in this property. 4. The accuracy of these particulars, whilst believed to be correct, is not guaranteed. They do not form a contract or any part of a contract and should not be relied on as a statement of fact.





