



This exceptional 4 bedroom family home which is situated in a popular cul de sac in Stockton. The property offers ample parking and has a good sized garden to rear. The property briefly comprises of entrance hall, WC, lounge, kitchen/breakfast area, utility, dining room, conservatory, landing leading to master bedroom with walk in wardrobe/dressing room, ensuite shower room/WC a further three good sized bedrooms and family bathroom/ WC. Viewing in our opinion comes highly recommended.

The Vale, TS19 0XL
4 Bed - House - Detached
Offers In The Region Of £300,000

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ENTRANCE HALL

enter via uPVC double glazed door, doors leading to lounge, kitchen, stairs to landing

WC

5'1 x 3'2 (1.55m x 0.97m)

fitted with wash hand basin, low level WC, uPVC double glazed frosted glass window to front elevation.

LOUNGE

18'4 x 12'7 (5.59m x 3.84m)

With flame effect electric fire, radiator, uPVC double glazed window to front elevation.

KITCHEN

25'3 x 11'3 (7.70m x 3.43m)

Offering an extensive range of high quality wall and base units, range style oven/hob with built in extractor unit, built in microwave, sink and drainer with mixer tap, matching breakfast bar with ample seating and built in wine cooler, uPVC double glazed door leading to patio area, uPVC double glazed window to rear elevation

UTILITY

7'11 x 5'10 (2.41m x 1.78m)

Fitted with a range of wall and base units with space for washing machine, tumble dryer, american style fridge/freezer. radiator, internal door leading to integral double garage.

DINING ROOM

10'8 x 9'10 (3.25m x 3.00m)

uPVC double glazed patio door leading to conservatory, radiator

CONSERVATORY

11'6 x 8'6 (3.51m x 2.59m)

uPVC double glazed patio doors leading to rear of property, radiator

BEDROOM ONE

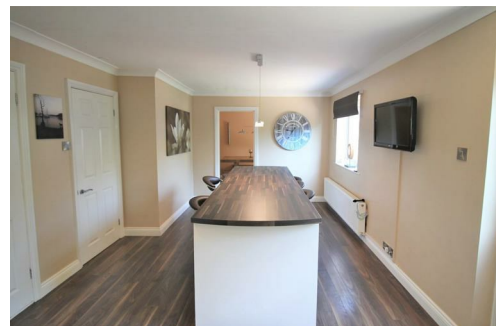
12'5 x 11'6 (3.78m x 3.51m)

With doors leading to walk in wardrobe/dressing room, ensuite shower room. uPVC double glazed windows to rear elevation, radiator

ENSUITE

6'7 x 5'2 (2.01m x 1.57m)

Fitted with shower cubical with electric shower unit, built in vanity unit with wash hand basin, low level WC, heated chrome towel rail, frosted glass uPVC double glazed window to rear elevation



WALK IN WARDROBE / DRESSING ROOM

10'10 x 5'10 (3.30m x 1.78m)

With built in wardrobes, uPVC double glazed window to front elevation.

BEDROOM TWO

12'9 x 12'7 (3.89m x 3.84m)

With built in wardrobes and over bed storage cupboards, radiator, uPVC double glazed window to front elevation.

BEDROOM THREE

10'8 x 10'4 (3.25m x 3.15m)

Radiator, uPVC double glazed window to front elevation.

BEDROOM FOUR

9'7 x 7'2 (2.92m x 2.18m)

with built in wardrobes, radiator, uPVC double glazed window to rear elevation.

FAMILY BATHROOM

7'9 x 6'5 (2.36m x 1.96m)

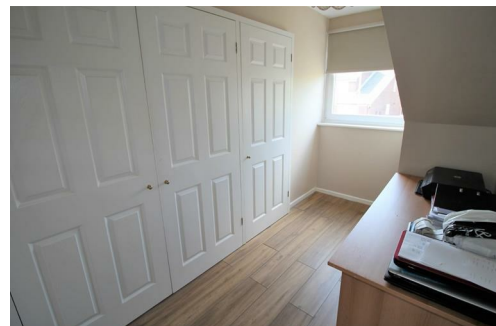
Fitted with a 3 piece suite comprising of bath with over bath shower and shower screen, vanity unit incorporating wash hand basin and low level WC, heated chrome towel rail, uPVC double glazed frosted glass window to rear elevation.

DOUBLE GARAGE

integral double garage with internal door leading to utility room, electric door to the front of the property

EXTERNALLY

To the front of the property there is garden with a range of trees and bushes, driveway providing extra off road parking, to the rear is patio area and a laid to lawn garden which is surrounded with a range of trees and bushes.



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Strategic Marketing Plan

Dedicated Property Manager

The Vale



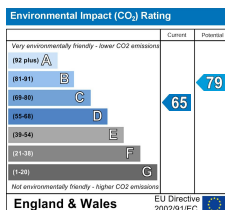
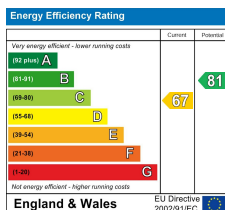
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



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