



**\*\*\* WAS £279,950 \*\*\* VIEWING RECOMMENDED \*\*\* PART EXCHANGE CONSIDERED UP TO £400K \*\*\* A**

beautiful and individually built four bedroom detached property offering significantly upgraded and extended accommodation ideal for family requirements. Guaranteed to impress with attractive and tasteful decor, complemented by quality fixtures and fittings with a range of beautiful oak flooring, skirting, frames and internal doors. The home features a stunning high gloss kitchen with integrated appliances and luxurious recently refitted shower room, whilst further benefiting from a glass roof conservatory and dressing room to the master bedroom.

The accommodation is warmed by gas central heating, features uPVC double glazing and includes a security system with alarm and CCTV. Solar Panels have been added to both the front and rear, which we understand from the owner gives a return of over a £1000 per annum. An internal viewing truly is essential to appreciate this home.

**Stockton Road, TS25 5AU**  
**4 Bed - House - Detached**  
**Offers In The Region Of £264,999**

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The internal accommodation briefly comprises: entrance hall with stairs to the first floor, access to a useful ground floor cloakroom/WC and further access to the integral garage currently used as a hobby room. The beautiful and generous family lounge includes an attractive feature fire surround and gas fire with an archway into the separate dining room incorporating French doors into the conservatory and access to the kitchen. The conservatory offers a pleasant transition between the home and garden. The kitchen is fitted with high gloss units, granite worktops and a range of quality integrated appliances. To the first floor are four bedrooms, the master with quality fitted wardrobes and dressing room. The bedrooms are served by the luxurious and recently refitted shower room. Quality bespoke fitted blinds and shutters are included in the asking price along with a number of other upgrades.

Externally is a low maintenance block paved front allowing ample off street parking. The garage/hobby room is accessed to the front via a remote controlled roller door. The landscaped rear garden benefits from lawn and patio areas ideal for entertaining family and friends.

## GROUND FLOOR

### ENTRANCE HALL

**18'8 x 6' (5.69m x 1.83m)**

Accessed via double glazed composite entrance door with uPVC double glazed side screens, fitted with attractive oak flooring, spindled staircase to the first floor with carpet, useful under stairs storage cupboard, integral door to garage/hobby room, upgraded internal doors, skirting and frames to each room, radiator with cover included.

### CLOAKROOM/WC

Fitted with a modern two piece white suite and chrome fittings comprising: wall mounted wash hand basin with chrome dual taps, tiling to splashback, low level WC, attractive oak flooring, fitted extractor fan.

### GARAGE/HOBBY ROOM

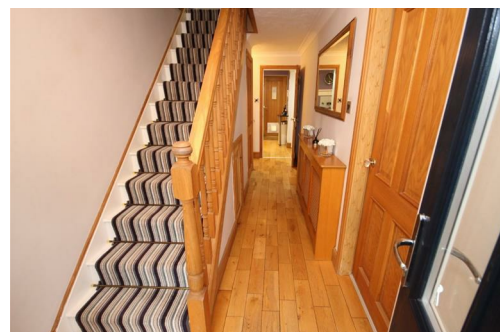
**17'7 x 7'6 (5.36m x 2.29m)**

Accessed via remote controlled roller shutter door to the front, integral door from the entrance hall, fitted units ideal for storage with worktop, modern laminate flooring, television point, lighting and power points, concealed space for tumble dryer, concealed Baxi gas central heating boiler.

### LOUNGE

**22'1 x 15'3 (6.73m x 4.65m)**

A generous family lounge which is fitted with attractive oak flooring and features uPVC double glazed bow window to the front aspect, feature fire surround with inset lighting and gas fire, detailed dado rail and coving to ceiling, television point, two radiators with cover included, access door to kitchen, archway into dining room.



### DINING ROOM

**14'4 x 11'10 (4.37m x 3.61m)**

Matching oak flooring, dado rail and coving, uPVC double glazed French doors with matching side screens to the conservatory extension, study area, uPVC double glazed window to the side aspect, double radiator.

### CONSERVATORY

**12'2 x 11'6 (3.71m x 3.51m)**

A pleasant uPVC double glazed conservatory extension allowing an additional reception room with protective glass panelled roof and uPVC double glazed French doors to the garden, fitted with modern laminate flooring, television point, power points, blinds to be included.

### KITCHEN

**15'2 x 8'2 (4.62m x 2.49m)**

A stunning recently refitted kitchen incorporating a range of high gloss units to base and wall level with complementing granite worktops and matching splashback with glass feature panels above incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric double oven with separate five ring gas hob, illuminated three speed extractor hood over, integrated appliances including fridge/separate freezer, washing machine and microwave to eye level, recess for wine cooler, three drawer unit to base level, down lighting to eye level units, illuminated glass fronted display cabinet with fitted glass shelving, built in wine cooler, built in wine rack, attractive oak flooring, inset spotlighting to ceiling, uPVC double glazed window to the rear aspect with bespoke shutters included, chrome heated radiator, oak door to the rear garden.

### FIRST FLOOR

#### LANDING

Fitted carpet, coving to ceiling, access to:

#### BEDROOM 1

**14'11 into robes x 12'4 (4.55m into robes x 3.76m)**

A generous master bedroom which benefits from fitted wardrobes with matching bedside cabinets, bed recess and overhead storage with down lighting, uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, double radiator, access to dressing room.





### DRESSING ROOM

**8' x 6'3 (2.44m x 1.91m)**

Previously incorporating an en suite shower room and now offering a useful dressing room with fitted dressing table, pull out drawer, vanity mirror over and matching fitted wardrobes with uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling.

### BEDROOM 2

**12'8 x 9'4 (3.86m x 2.84m)**

Fitted with attractive oak flooring, uPVC double glazed window to the rear aspect with bespoke fitted shutters, coving to ceiling, single radiator.

### BEDROOM 3

**12'5 x 8'10 (3.78m x 2.69m)**

Fitted wardrobes, uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.

### BEDROOM 4

**8'9 x 6'5 (2.67m x 1.96m)**

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

### SHOWER ROOM/WC

**8'9" x 8'9" (2.67 x 2.69)**

A luxuriously recently refitted shower room incorporating a quality suite and chrome fittings with walk-in shower area featuring an overhead shower, separate attachment and protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity cabinets below, concealed WC with matching white gloss back and vanity area above, additional vanity units, concealed laundry bin, stunning tiling to walls, inset spotlighting to ceiling, wall mounted illuminated vanity mirror with built-in shaver point, two matching chrome heated towel radiators, uPVC double glazed window to the rear aspect with bespoke fitted shutters, fitted extractor fan.

### OUTSIDE

The property occupies a pleasant position on Stockton Road with a wrought iron gate opening to a block paved driveway providing ample off street parking. A gate to the side of the property leads through to the enclosed rear garden which has been landscaped to incorporate lawn and patio areas ideal for entertaining purposes with summerhouse included.







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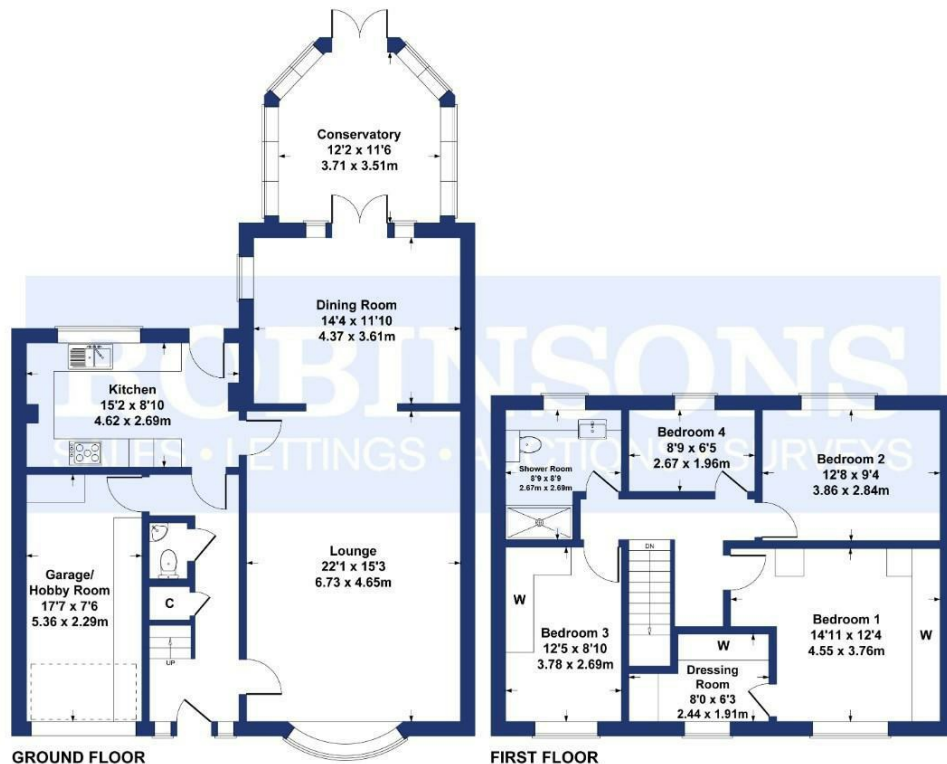
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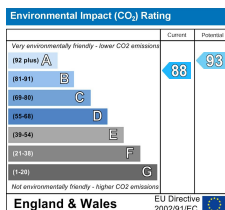
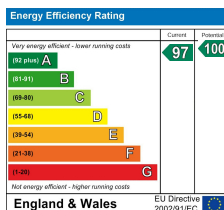
Dedicated Property Manager

**Stockton Road**  
Approximate Gross Internal Area  
1768 sq ft - 164 sq m



**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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