

CRANWELL GROVE, THORNABY, STOCKTON-ON-TEES, TS17 9PQ



- ▲ Extended Detached House
- ▲ Set in a Cul-De-Sac Position
- ▲ Three Bedrooms & Two Bathrooms
- ▲ Large Wraparound Garden
- ▲ Front Lounge, Dining Room, Garden Room & Breakfast Kitchen

- ▲ Gas Central Heating with Combi Boiler & UPVC Double Glazing
- ▲ Summerhouse & Shed
- ▲ Plenty of Parking on the Large Driveway

£245,000

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Substantially larger than its outward appearance would have you believe, this three bedroom detached house has been extended over the years to create a fantastic family sized home.

The property is set at the bottom of a cul-de-sac and sits on a generous 0.17 acre plot with wraparound garden, a summerhouse and is a great place to spend your time.

The property comprises entrance hall, front lounge, dining room, breakfast kitchen with a range of Shaker design units, garden room, downstairs shower room and access into the storage area with sauna. The first floor has two double bedrooms, roomy single and bathroom. Outside there is plenty of parking on the large driveway with access leading to the side and rear garden with lawn area, patio, trees and shrubs adding some extra privacy.

Other features include gas central heating with combi boiler and UPVC Double Glazing.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay, woodgrain effect laminate flooring and storage cupboard.

FRONT LOUNGE - 4.93m x 4.72m (16'2" x 15'6")

With radiator, wall mounted living flame electric fire, woodgrain effect laminate flooring and staircase to the first floor.

DINING AREA - 4.72m (max) x 2.9m (15'6" (max) x 9'6")

With woodgrain effect laminate flooring, radiator and wooden doors with glass inlay open to ...

GARDEN ROOM - 3.8m x 3.38m (12'6" x 11'1")

A lovely addition to the property creating some extra living space and featuring woodgrain effect laminate flooring, rads, two Velux windows and UPVC French doors open to the rear garden.

KITCHEN BREAKFAST ROOM - 4.65m x 3.12m (15'3" x 10'3")

Fitted with a range of shaker design wall, drawer, and floor units with complementary work surface, five ring gas hob with tiled splashback and electric extractor fan over, integrated electric oven and grill, integrated fridge freezer, sink with mixer tap, vinyl tile effect flooring and UPVC double glazed door to the rear garden.

TO VIEW: Tel: **01642 763636**

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GROUND FLOOR SHOWER ROOM - With walk-in shower, vanity sink unit and WC. Plumbing for washing machine and door leading to storage area.

STORAGE AREA - 5.72m x 2.5m (18'9" x 8'2")
With French doors and featuring a sauna.

FIRST FLOOR

LANDING - With storage cupboard.

BEDROOM ONE - 4.06m (13'4") excluding wardrobe x 2.67m (8'9")
With radiator and built-in fitted wardrobe.

BEDROOM TWO - 3.1m (10'2") x 2.67m (8'9") excluding wardrobe
With radiator and built-in fitted wardrobe.

BEDROOM THREE - 2.64m x 1.93m (8'8" x 6'4")
With radiator.

BATHROOM - Fitted with a white three-piece suite comprising corner jacuzzi bath with electric shower over and mixer tap, dual flush WC, wash hand basin, tiled walls and tile effect vinyl flooring.

EXTERNALLY

The property is tucked away at the bottom of a cul-de-sac on a corner plot and features a large gravelled driveway and gated access leads to the side garden area with further off street parking, summerhouse with electric and power, and a flagstone pathway leads to the rear garden with lawn, mature bush and trees, and a static caravan used as storage. There are multiple timber sheds, outside tap and power, and a block paved patio area.

AGENTS REF: - MH/LS/ING250483/29102025

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Ingleby Barwick office on
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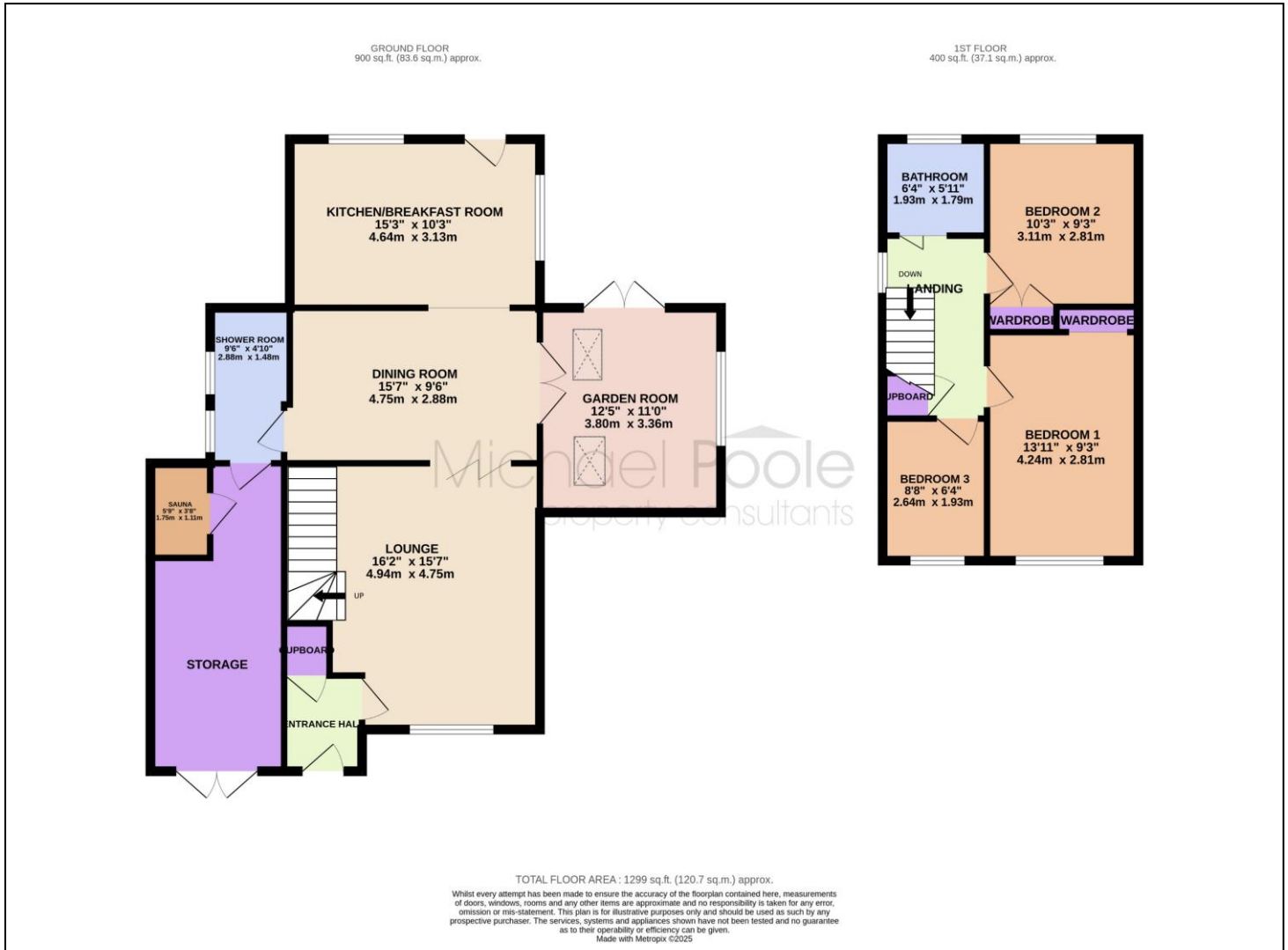


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