

KENTON CLOSE, HARTBURN, STOCKTON ON TEES, TS18 5EX



- ▲ Located within a quiet cul-de-sac in the highly sought-after Hartburn area of Stockton-on-Tees
- ▲ Three-bedroom detached dormer bungalow offering spacious and versatile accommodation across two floors
- ▲ Large living and dining room with bay window and feature fireplace, ideal for entertaining and family living
- ▲ Separate rear sitting room overlooking the garden, providing an additional comfortable living space
- ▲ Modern breakfast kitchen with high-gloss units, integrated appliances and ample workspace
- ▲ Ground floor master bedroom with patio doors opening directly onto the rear garden
- ▲ Two further first-floor bedrooms and a gallery landing/study area, ideal for home working or guests
- ▲ Fitted Solar Panels (Owned)
- ▲ Generous driveway, garage and a mature, private rear garden with lawn and established planting

£400,000

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Tucked away within a peaceful cul-de-sac in the highly sought-after Hartburn area, this impressive three/four-bedroom detached dormer bungalow offers spacious, versatile accommodation and a wonderful sense of privacy, ideal for both families and individuals seeking generous living space in a prestigious residential setting.

From the moment you arrive, the property creates a welcoming first impression with a generous driveway providing ample off-road parking, a garage, and a front garden. Inside, the home opens into a bright entrance hall leading to a substantial living and dining room, perfect for entertaining or relaxing, featuring a charming fireplace and bay window that fills the space with natural light.

A separate rear sitting/bedroom room offers an additional cosy retreat with views over the garden, while the stylish breakfast kitchen is fitted with modern units and integrated appliances, providing both practicality and contemporary appeal.

The ground floor also benefits from a spacious master bedroom with patio doors opening directly onto the rear garden, alongside a well-appointed bathroom. Upstairs, the dormer design creates two further generous bedrooms and a useful gallery landing/study area, offering flexibility for home working or additional living space.

Externally, the property truly shines. The mature rear garden is beautifully established and offers a high degree of privacy, with a shaped lawn, well-stocked borders and hedging—perfect for enjoying outdoor dining, gardening, or simply relaxing in a tranquil setting.

Combining generous proportions, versatile living accommodation and a desirable Hartburn location, this attractive home presents an excellent opportunity to secure a property in one of Stockton-on-Tees' most popular residential areas.

GROUND FLOOR

ENTRANCE PORCH - Side light and entrance door to entrance porch with tiled floor, vestibule door with side lights opening to the entrance hall and courtesy door to the garage.

ENTRANCE HALL - With radiator and pine staircase to the first floor.

TO VIEW: Tel: 01642 355000
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LIVING ROOM/DINING ROOM - 7.65m (25'1") x 6.35m (20'10") (max) into bay

With cast iron fireplace with pictorial inserts and housing a living flame gas fire, double glazed bay window to the front aspect, French doors to the front aspect and radiator.

SITTING ROOM - 5.66m x 3.68m (max) (18'7" x 12'1" (max))

With double glazed windows and side lights to the rear aspect, stripped wood flooring, Victorian style pine fireplace with cast iron living flame gas fire and pictorial inserts and radiator.

BREAKFAST KITCHEN - 4.4m x 3.33m (14'5" x 10'11")

With double glazed window to the front and side aspects and single radiator. High gloss cream kitchen units with complementary worktops, tiled splashbacks, high level double oven, electric hob with overhead hood, sink and drainer unit with mixer tap, integrated fridge freezer and dishwasher.

MASTER BEDROOM - 6.1m x 3.2m (20' x 10'6")

With double glazed patio door to the rear garden, radiator and fitted wardrobes.

BATHROOM - 2.67m x 2.5m (max) (8'9" x 8'2" (max))

With double glazed window to the side aspect, spotlights, vanity unit, low level WC, chrome heated towel rail, panelling to lower walls, shower enclosure and side panelled bath.

FIRST FLOOR

HALF GALLERY LANDING/STUDY AREA - 2.72m x 2.36m (max) (8'11" x 7'9" (max))

With two Velux windows to the rear aspect and built-in store cupboards.

BEDROOM TWO - 4.45m x 3.8m (14'7" x 12'6")

With double glazed window to the side aspect, Velux window to the rear aspect and single radiator.

BEDROOM THREE - 4.42m x 3.07m (14'6" x 10'1")

With Velux windows to the rear aspect, radiator and fitted wardrobes.

EXTERNALLY

GARDENS & PARKING - Well maintained low maintenance front garden with stocked borders, plenty of off road parking and turning point. The driveway leads to the garage and storm porch. Good size mature established rear garden offering a good degree of privacy and boasting features such as shaped lawn, established borders, hedging and planting.

GARAGE - 5.23m x 3.66m (max) (17'2" x 12' (max))

With plumbing for washing machine, Belfast sink, combination boiler and sliding door to low level WC with pedestal wash hand basin. In addition, there is a scullery/garden room to the rear.

SCULLERY/GARDEN ROOM - 3.6m x 2.16m (11'10" x 7'1")

With window and door to the rear garden.

AGENTS REF: - LJ/LS/STO280380/03032026

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Stockton office on

Tel: **01642 355000**





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