

LYTTLETON DRIVE, HARTBURN, STOCKTON-ON-TEES, TS18 5LE



- ▲ A Truly First-Class Family Home
- ▲ Beautiful Low Maintenance Garden, Summerhouse, Garage & Good Parking
- ▲ Extended Kitchen/Diner/Family Room
- ▲ New Kitchen, Appliances, Marble Work Surfaces Including Central Island & Pantry

- ▲ New Bathroom & Ground Floor Shower Room
- ▲ Newly Installed Heating System & Skimmed Throughout
- ▲ Quality Fitted Wardrobes, Bedroom Two Having In-Set Lighting

Offers Over £260,000

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Unashamedly opulent, this stunning home could be straight out of 'house beautiful' magazine. The standard of finish should be seen to be believed with a no expense spared style, resulting in a fine-tuned and extremely classy family home and all set within walking distance of Hartburn village and school.

The fabulous accommodation flows briefly from the reception hall to, living room, open plan kitchen/diner/family room, shower room and to the first floor there are three bedrooms, landing and family bathroom.

Externally the property has beautiful low maintenance gardens, with patios, pergola with seating and firepit, lawn and modern insulated garden room which is heated and has its own toilet facilities. There is a good-size driveway with gate that leads to further parking and detached garage.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with side lights to entrance hall with engineered flooring, and staircase to the first floor with stair runner.

LIVING ROOM - 4.17m x 3.15m (13'8" x 10'4")

With double glazed window to the front aspect, radiator, and modern fire surround with matching back and hearth and gas fire.

KITCHEN - 5.03m x 6m (max) (16'6" x 19'8" (max))

SHOWER ROOM - With vanity unit, low level WC with hidden cistern, mirror unit with lighting, modern vertical radiator, shower enclosure and tiling.

FIRST FLOOR

LANDING - With double glazed window to the side aspect and loft access.

BEDROOM ONE - 3.96m x 3.05m (13' x 10')

With double glazed window to the front aspect, radiator and quality fitted wardrobes.

BEDROOM TWO - 3.48m x 3.05m (11'5" x 10')

With double glazed window to the rear aspect, single radiator and quality fitted wardrobe with inset lighting.

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BEDROOM THREE - 3m x 1.96m (9'10" x 6'5")

With double glazed window to the front aspect and twin radiator.

BATHROOM - With double glazed window to the rear aspect, vanity unit with cabinet below, low level WC with hidden cistern, side panelled bath with drench style shower over and modern radiator.

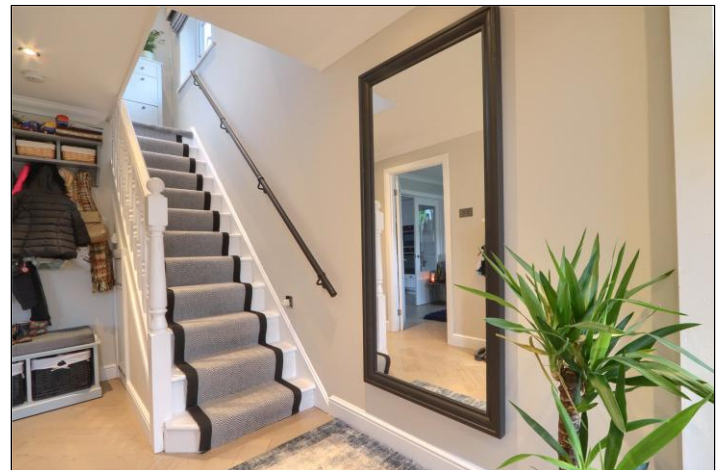
EXTERNALLY

GARDENS & GARAGE - Externally the property has beautiful low maintenance gardens, with patios, pergola with seating and firepit, lawn and modern insulated garden room which is heated and has its own toilet facilities. There is a good-size driveway with gate that leads to further parking and detached garage.

AGENTS REF: - LJ/LS/STO230046/31012023

Council Tax Band: B **Tenure:** Freehold

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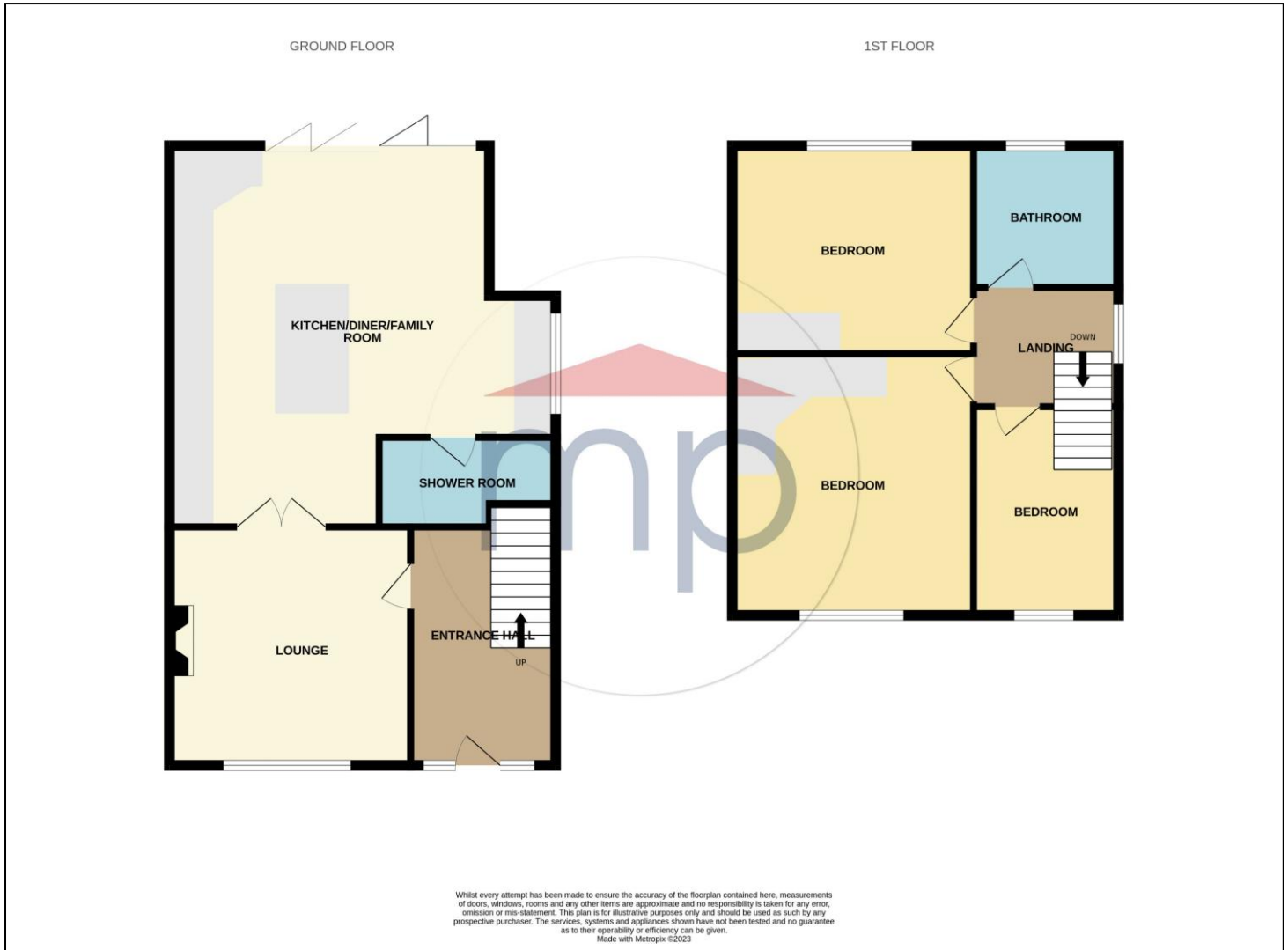


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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