

**MERIDIAN WAY, BRAMLEY GREEN, GRANGEFIELD,  
STOCKTON-ON-TEES, TS18 4QH**



- ▲ Genuine showstopper
- ▲ Four bedroom detached house with bathroom and en-suite
- ▲ Magnificent open plan kitchen/garden room
- ▲ Inglenook fireplace with wood burning fire

- ▲ West facing private rear garden with gated access
- ▲ Detached double garage and double driveway
- ▲ A stone's throw to schools and colleges

**£340,000**

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Prepare to fall in love! This remarkable home has a flawless 'no expense spared' style. Worthy of a special mention are the private garden, stunning kitchen and inglenook fireplace. The end result is a genuine 'showstopper'.

The accommodation briefly comprises, reception hall, cloakroom/WC, lounge with wood burning fire, utility, open plan dining kitchen/garden room, dining room, four bedrooms, en-suite, and bathroom.

Externally there is a private West facing garden with patio areas, a double driveway and detached double garage.

### **GROUND FLOOR**

**RECEPTION HALL** - Composite entrance door, single radiator double doors to lounge, kitchen and dining room and spindled staircase to the first floor.

**LIVING ROOM - 6.35m x 3.8m (20'10" x 12'6")**  
Accessed via pair of doors from the entrance hall. Two double radiators, inglenook fireplace with oak mantel and wood burning fire, double glazed window to the front and double glazed French doors opening to the rear garden.

**DINING ROOM - 4.01m x 3.1m (13'2" x 10'2")**  
Accessed via pair of doors from the entrance hall. Double radiator and double glazed window to the front aspect.

**KITCHEN BREAKFAST ROOM - 6.07m x 3.1m (19'11" x 10'2")**  
A superb, fitted kitchen with Quartz tops, including a central island, integrated double oven, microwave, gas hob with hood, dishwasher and inset sink unit. Double and single radiators, double glazed window and under stairs cupboard. Open to dining room and garden room.

**GARDEN ROOM - 3.1m x 1.75m (10'2" x 5'9")**  
West facing double glazed French doors opening to the rear garden, radiator.

**UTILITY - 1.9m x 1.75m (6'3" x 5'9")**  
Fitted units and Quartz tops with an inset sink unit, plumbing for washing machine, single radiator, wall mounted boiler and double glazed window and door to the rear aspect.

**GROUND FLOOR WC** - Low level WC, vanity unit and single radiator.

**TO VIEW:** Tel: 01642 355000  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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## **FIRST FLOOR**

**LANDING** - Spindled balustrade, single radiator, double glazed window and double door airing cupboard.

### **BEDROOM ONE - 5.49m x 3.15m (18' x 10'4")**

Fitted wardrobes, feature shelves, single radiator and two double glazed windows to the front aspect.

**EN-SUITE SHOWER ROOM** - Large, tiled shower cubicle, pedestal wash hand basin, fitted shelves and low level WC. Single radiator and double glazed window.

### **BEDROOM TWO - 3.86m x 3.12m (12'8" x 10'3")**

Single radiator and double glazed window to the rear aspect.

### **BEDROOM THREE - 3.4m x 3.07m (11'2" x 10'1")**

Single radiator and double glazed window to the front aspect.

### **BEDROOM FOUR - 3.23m x 2.95m (10'7" x 9'8")**

Single radiator and double glazed window to the rear aspect.

**FAMILY BATHROOM/WC** - White suite comprising panel bath, pedestal wash hand basin and low level WC. Half tiled walls with matching ceramic tiled floor. Single radiator and double glazed window.

**AGENTS REF:** - LJ/LS/STO230804/14012026

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

**TO VIEW:** Contact our Stockton office on  
Tel: **01642 355000**



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