

# THE VILLAGE GREEN, WHITTON VILLAGE, STOCKTON-ON-TEES, TS21 1NR



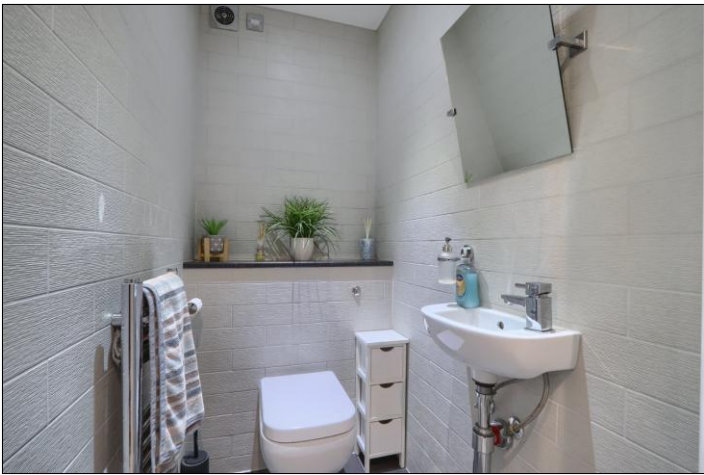
- ▲ Nestled in a semi-rural village setting
- ▲ Luxurious modern detached house
- ▲ Perfect blend of contemporary style and everyday comfort
- ▲ Four large double bedrooms and en-suite to master bedroom
- ▲ Ideal for families seeking a spacious and elegant home

- ▲ Picturesque surrounding views offering a tranquil, relaxing backdrop
- ▲ Well-kept garden, stone patio area with bar, perfect for entertaining
- ▲ Open-plan kitchen, garden, and family room
- ▲ Generous parking facilities and double garage
- ▲ Viewing highly recommended to fully appreciate this exceptional home

**£600,000**

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Nestled in a semi-rural village setting, this luxurious modern detached house offers a perfect fusion of style and comfort. With 4 large double bedrooms and en-suite it is an ideal choice for families seeking a spacious and elegant home. Enjoy the tranquillity of picturesque views surrounding the property, providing a serene backdrop for relaxation.

This residence features a well-kept garden, a stone patio area and bar, an open plan style kitchen/garden/family room, generous parking and double garage. Whether hosting gatherings or unwinding in peace, this property caters to all desires. Do not miss the chance to call this exquisite house your own. Reach out to us now to schedule a viewing and experience the allure of this exceptional home.

**GROUND FLOOR**

**RECEPTION HALL - 2.18m x 4.62m (7'2" x 15'2")**

Entrance door to reception hall with old school style radiator, staircase to the first floor, Victorian style tiled floor, two double doors to living room and sitting room and access to the ground floor cloakroom/WC and kitchen.

**LOUNGE - 3.56m x 3.43m (11'8" x 11'3")**

With double glazed bay window to the front aspect, engineered flooring and inglenook style fireplace with solid fuel stove.

**GROUND FLOOR CLOAKROOM/WC - 1.63m x 1.1m (5'4" x 3'7")**

Comprising low level WC with hidden cistern, wash hand basin, chrome heated towel rail and tiled walls and floor.

**SITTING ROOM - 3.58m x 4.85m (11'9" x 15'11")**

With double glazed bay window to the front aspect, old school style radiator and engineered flooring.

**OPEN PLAN STYLE KITCHEN/GARDEN/FAMILY ROOM - 9.5m x 2.82m (31'2" x 9'3")**

With tiled floor, four sets of double glazed windows overlooking the rear garden and two sets of double glazed French doors to the rear patio. The kitchen has a generous range of shaker style units with complementary worktops incorporating a ceramic sink and drainer unit with mixer tap, integrated dishwasher, electric hob and high level oven. Access to under stairs cupboard and utility.

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

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## THE VILLAGE GREEN, TS21 1NR

### **GARDEN ROOM - 3.18m x 3.63m (10'5" x 11'11")**

The family area is open to the garden room which has Velux window lights and two sets of radiators.

### **UTILITY - 1.83m x 1.8m (6' x 5'11")**

### **FIRST FLOOR**

### **LANDING - 2.54m x 6.07m (8'4" x 19'11")**

With double glazed window to the rear aspect, old school style radiator, airing cupboard and loft access.

### **MASTER BEDROOM - 3.33m x 2.7m (10'11" x 8'10")**

With double glazed window to the rear aspect, single radiator, fitted wardrobes and feature panelled wall.

### **EN-SUITE SHOWER ROOM - 2.06m x 1.27m (6'9" x 4'2")**

With double shower enclosure, vanity unit with cabinet below, low level WC with hidden cistern, chrome heated towel rail, tiled walls and floor and double glazed window to the side aspect.

### **BEDROOM TWO - 3.33m x 3.73m (10'11" x 12'3")**

With two double glazed windows to the rear aspect, radiator and fitted wardrobes.

### **BEDROOM THREE - 3.25m x 3.7m (10'8" x 12'2")**

With double glazed window to the front aspect, rad and engineered flooring.

### **BEDROOM FOUR - 3.91m x 4.1m (12'10" x 13'5")**

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

### **FAMILY BATHROOM - 2.26m x 1.7m (7'5" x 5'7")**

With double glazed window to the front aspect, side panelled bath with shower, low level WC with hidden cistern, vanity unit with cabinet below and old school style towel rail.

### **STORAGE CUPBOARD - 0.84m x 0.84m (2'9" x 2'9")**

### **EXTERNALLY**

**GARDENS & PARKING** - Externally the property is nicely tucked away in the corner of a small cul-de-sac with a handful of similar properties with front garden, generous drive and detached double garage. The rear garden has shaped lawn, stone patio with raised dwarf wall and a module separate bar and games room with bi-fold doors, heating, insulation and spotlights to ceiling.

### **DOUBLE GARAGE - 5.16m x 5.3m (16'11" x 17'5")**

**AGENTS REF:** - LJ/LS/STO240408/04022026

**Council Tax Band:** F      **Tenure:** Freehold

**TO VIEW:** Contact our Stockton office on

Tel: 01642 355000



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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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