

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

Offers Over £550,000

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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.

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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")

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - LJ/LS/STO240408/04022026

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

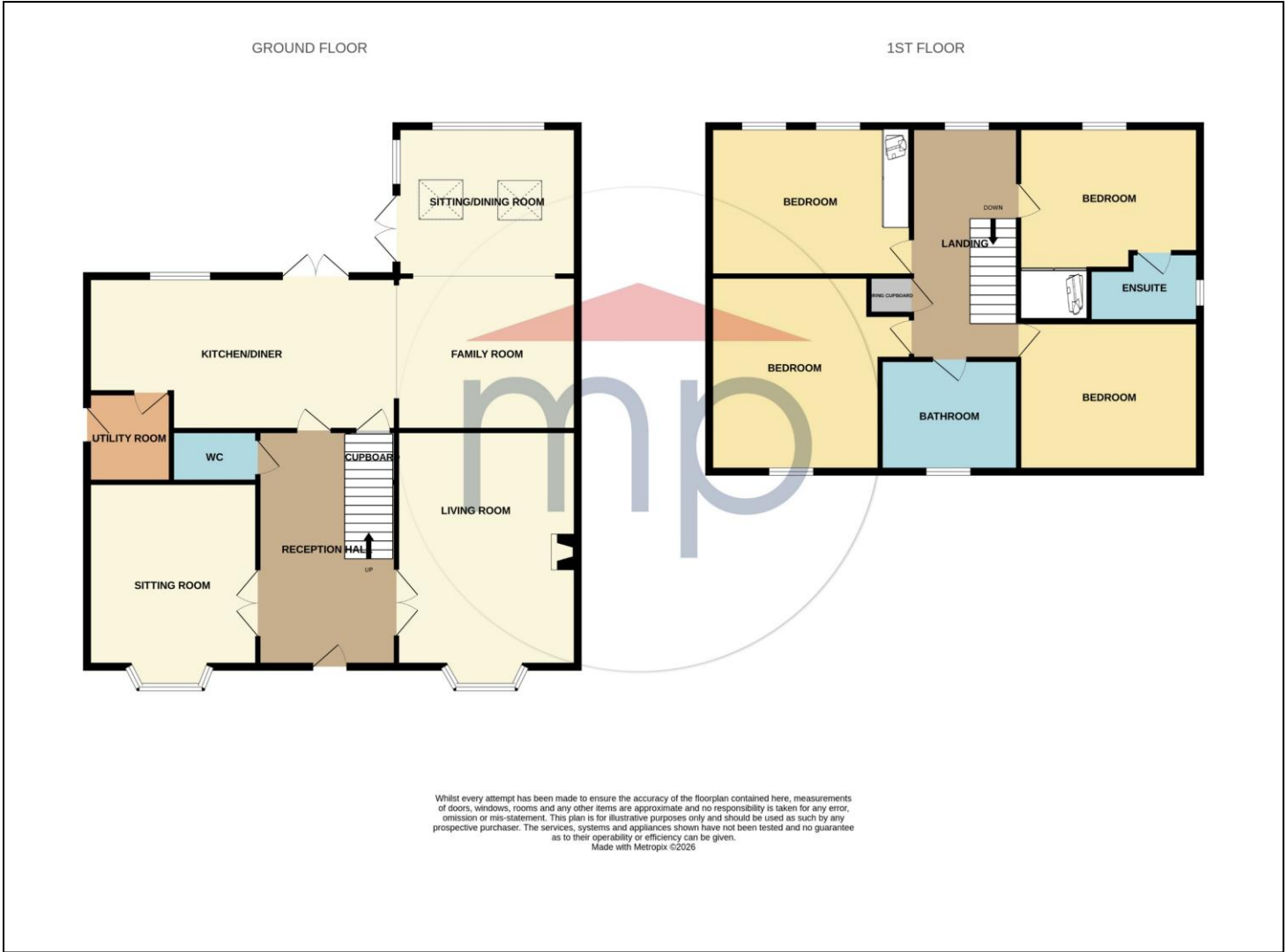


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