

# BATTERSBY GREEN, CARLTON, STOCKTON-ON-TEES, TS21 1PN



- ▲ Beautiful Four Bedroom Detached House Sat on a Corner Plot
- ▲ Leafy Setting with South Facing Rear Garden Landscaped by All Seasons Ltd
- ▲ Magnet Installed Shaker Style Kitchen
- ▲ Cloakroom, Bathroom & En-Suite Fitted by Court Homemakers
- ▲ Fitted Wardrobes by Betta Bedrooms
- ▲ Automatic Gated Drive & Garage
- ▲ Large Conservatory with Solid Fuel Stove
- ▲ Three Reception Rooms

**Offers in excess of £325,000**

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Stop the press! This stunning home in Carlton Village should not be missed. Elegantly styled, presented and awash with top quality fixtures and fittings. The leafy green aspect and private south facing garden are a huge bonus too.

This property, originally valued by us at offers over £350,000, has been substantially reduced by the vendors for an early completion.

The accommodation flows in brief, entrance vestibule, reception hall, living room, dining room, conservatory, study, cloakroom, kitchen, four bedrooms, en-suite and family bathroom.

#### **GROUND FLOOR**

**ENTRANCE VESTIBULE** - Front aspect double glazed entrance door and a glazed internal door to ...

**RECEPTION HALLWAY** - With radiator, mosaic style flooring, right-angled oak staircase with glass balustrade to the first floor and access to ...

**CLOAKROOM** - Fitted with a low level WC, wall mounted wash hand basin, anthracite style towel rail and feature tiling.

**LIVING ROOM - 4.77m (15'8") into bay x 3.29m (10'10") into alcove**

Accessed from double internal doors with a front aspect UPVC double glazed bay window, marble fireplace with granite hearth and inset gas living flame fire. Radiator and further rear aspect internal double doors opening though to ...

**DINING ROOM - 3.28m x 3m (10'9" x 9'10")**

Rear aspect UPVC double glazed patio doors to conservatory, radiator and internal courtesy door to ...

**KITCHEN - 4.45m (14'7") x 3.67m (12') narrowing to 1.93m (6'4")**

Rear aspect UPVC double glazed window and adjacent external stable door to the rear garden. Fitted with a beautiful range of shaker style base and wall level units with solid wooden work surfaces over, inset with a ceramic Belfast sink and routed drainer, space for a range cooker and integrated dishwasher and washing machine. Antique style radiator and mosaic style flooring.

**FAMILY ROOM/HOME OFFICE - 3.25m x 2.2m (10'8" x 7'3")**

Front aspect UPVC double glazed bay window, coving and radiator.

**CONSERVATORY - 4.57m (15') x 4.57m (15') approx.**

Rear aspect UPVC windows and French door to the rear garden. Fitted blinds, tiled floor and solid fuel freestanding stove with a stone hearth.

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

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## FIRST FLOOR

**LANDING** - With a continuation of the oak staircase and glass balustrade, fitted linen cupboard housing the hot water cylinder and ceiling loft hatch access with pull-down ladder giving access to a large, boarded loft. Side aspect UPVC window.

**MASTER BEDROOM - 2.98m (9'9") to robe front x 2.95m (9'8") plus doorway**

Rear aspect UPVC double glazed window, extensive fitted wardrobes and co-ordinating units and radiator.

**EN-SUITE SHOWER ROOM** - Rear aspect UPVC double glazed window, walk-in shower unit with waterfall style shower, wash hand basin and low level WC, part-tiled walls with and towel rail.

**BEDROOM TWO - 3.57m (11'9") x 2.66m (8'9") plus doorway**

Front aspect UPVC double glazed window, radiator, extensive fitted wardrobes and co-ordinating units.

**BEDROOM THREE - 3.18m x 2.57m (10'5" x 8'5")**

Front aspect UPVC double glazed window, extensive fitted wardrobes and co-ordinating units and radiator.

**BEDROOM FOUR - 2.54m x 2.54m (8'4" x 8'4")**

Currently used as a dressing room. Front aspect UPVC double glazed window, radiator, extensive fitted wardrobes and co-ordinating units.

**FAMILY BATHROOM** - Rear aspect UPVC double glazed window and fitted with a white suite comprising of a freestanding roll top style bath, pedestal wash hand basin and low level WC all set against feature part-tiled walls with towel rail.

## EXTERNALLY

**FRONT GARDEN** - With a low maintenance garden and dwarf boundary wall, enjoying leafy views over the Green.

**REAR GARDEN, GARAGE & PARKING** - Wall and fence enclosed private garden which has been professionally landscaped with an attractive south-facing aspect offering a divided space with double automatic gates leading to a durable block-paved driveway and single attached garage with power, light and a front aspect courtesy door. Beautifully landscaped to offer a low maintenance suntrap patio with an adjacent astro turf lawn and attractive planting.

**AGENTS REF:** - LJ/LS/STO240727/17122024

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

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Tel: 01642 355000

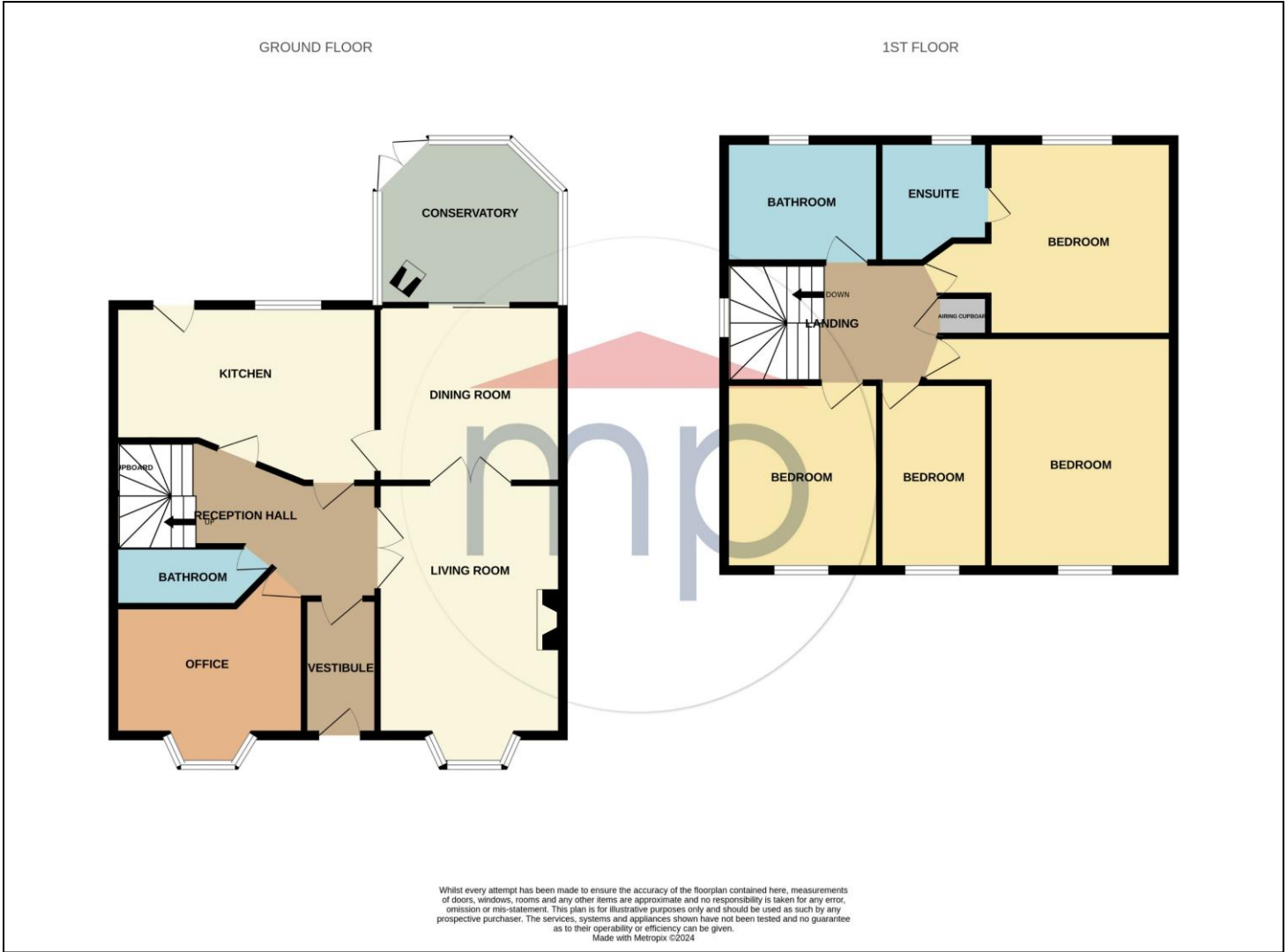


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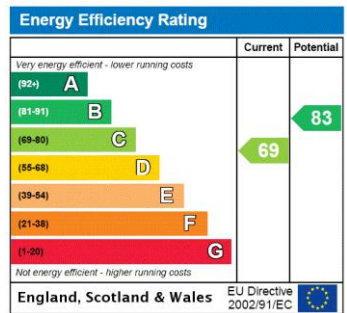
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