

**INNOVATION AVENUE, LOWER HARTBURN,  
STOCKTON-ON-TEES, TS18 3UZ**



- ▲ Bellway Built Harris Two Design Family Friendly Detached Home
- ▲ Four Double Bedrooms & Three Bathrooms Set Over Three Floors
- ▲ Beautifully Presented Landscaped Rear Garden
- ▲ Arctic Cabin with Log Buring Stove & Bar
- ▲ Tandem Driveway with Detached Garage
- ▲ Double Aspect Lounge & Kitchen/Diner with Modern Units with Family Area
- ▲ Gas Central Heating & UPVC Double Glazing
- ▲ Close Access Links to Main Roads

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This Bellway built 'Harris Two' design, has modern family living in mind set over three floors. The spacious detached house offers four double bedrooms/three bathrooms set over three floors and has the added bonus of a landscaped rear garden with an Arctic cabin with bar.

The home comprises entrance hall with downstairs cloakroom/WC, double aspect lounge with French doors leading onto the garden, kitchen/diner with modern range of units and family area on the ground floor. The first floor has landing, master bedroom with modern en-suite and bedroom two with modern en-suite and dressing room on the first floor. The second floor features a landing, bathroom with modern three-piece suite and two double bedrooms (both with built-in wardrobes). One of the standout features is the fully landscaped rear garden with large, tiered porcelain tiled patio area, small grass lawn and Arctic Cabin with bar area and log burning stove.

Other features include tandem driveway for a number of cars, detached garage, gas central heating, UPVC double glazing, with short access to the A66 and other A roads.

## **GROUND FLOOR**

**ENTRANCE HALL** - Composite entrance door with glass inlay, tiled flooring and staircase to the first floor.

**CLOAKROOM/WC** - Fitted with a modern two-piece suite comprising dual flush WC with hidden cistern, wash hand basin with mixer tap and tiled splashback, radiator and tiled floor.

### **LOUNGE - 3.66m x 5.49m (12' x 18')**

A double aspect room with radiator and UPVC double glazed doors opening to the rear garden.

### **KITCHEN DINER - 5.16m x 2.9m (16'11" x 9'6")**

Fitted with a range of modern wall, drawer, and floor units with complementary granite work surface, four ring induction hob with tiled splashback and electric extractor fan over, double integrated oven with combination microwave, plumbing for washing machine, integrated dishwasher, stainless steel sink with mixer tap and drainer, woodgrain effect tiled flooring and LED spotlights.

**TO VIEW: Tel: 01642 355000**

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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## **FAMILY AREA - 2.84m x 2.24m (9'4" x 7'4")**

With woodgrain effect tiled flooring and UPVC double glazed door to the rear garden.

## **FIRST FLOOR**

### **LANDING**

## **MASTER BEDROOM - 5.08m x 2.95m (16'8" x 9'8")**

With radiator.

**EN-SUITE SHOWER ROOM** - Fitted with a modern three-piece suite comprising double shower cubicle with glass sliding door, wash hand basin, dual flush WC, part tiled walls, chrome towel rail and electric extractor fan.

## **BEDROOM TWO - 3.6m x 3.58m (11'10" x 11'9")**

With radiator and woodgrain effect laminate flooring.

**EN-SUITE** - Fitted with a modern three-piece suite comprising double shower cubicle with glass sliding door, wash hand basin, dual flush WC, part tiled walls, chrome towel rail and electric extractor fan.

### **DRESSING ROOM**

## **SECOND FLOOR**

## **BEDROOM THREE - 3.6m (11'10") x 2.97m (9'9") excluding wardrobes and reduced head height**

With radiator and built-in fitted wardrobes with sliding door.

## **BEDROOM FOUR - 4.42m (14'6") with reduced head height x 3.28m (10'9")**

With two built-in wardrobes and two Velux windows.

**FAMILY BATHROOM** - Fitted with a modern three-piece suite comprising panelled bath with mixer tap, wash hand basin, dual flush WC, chrome towel rail, part tiled walls, tiled floor and Velux window.

## **EXTERNALLY**

To the front there is a gravelled garden with wrought iron fencing and a flagstone pathway. A tandem drive leads to the garage with roller door. Side gated access leads to the landscaped rear garden with large Porcelain tiled patio area, lawn and further Porcelain tiled patio area with Arctic Cabin featuring wood burning stove, bar area, light and power.

**AGENTS REF:** - MH/LS/STO250308/19082025

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

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

Tel: 01642 355000





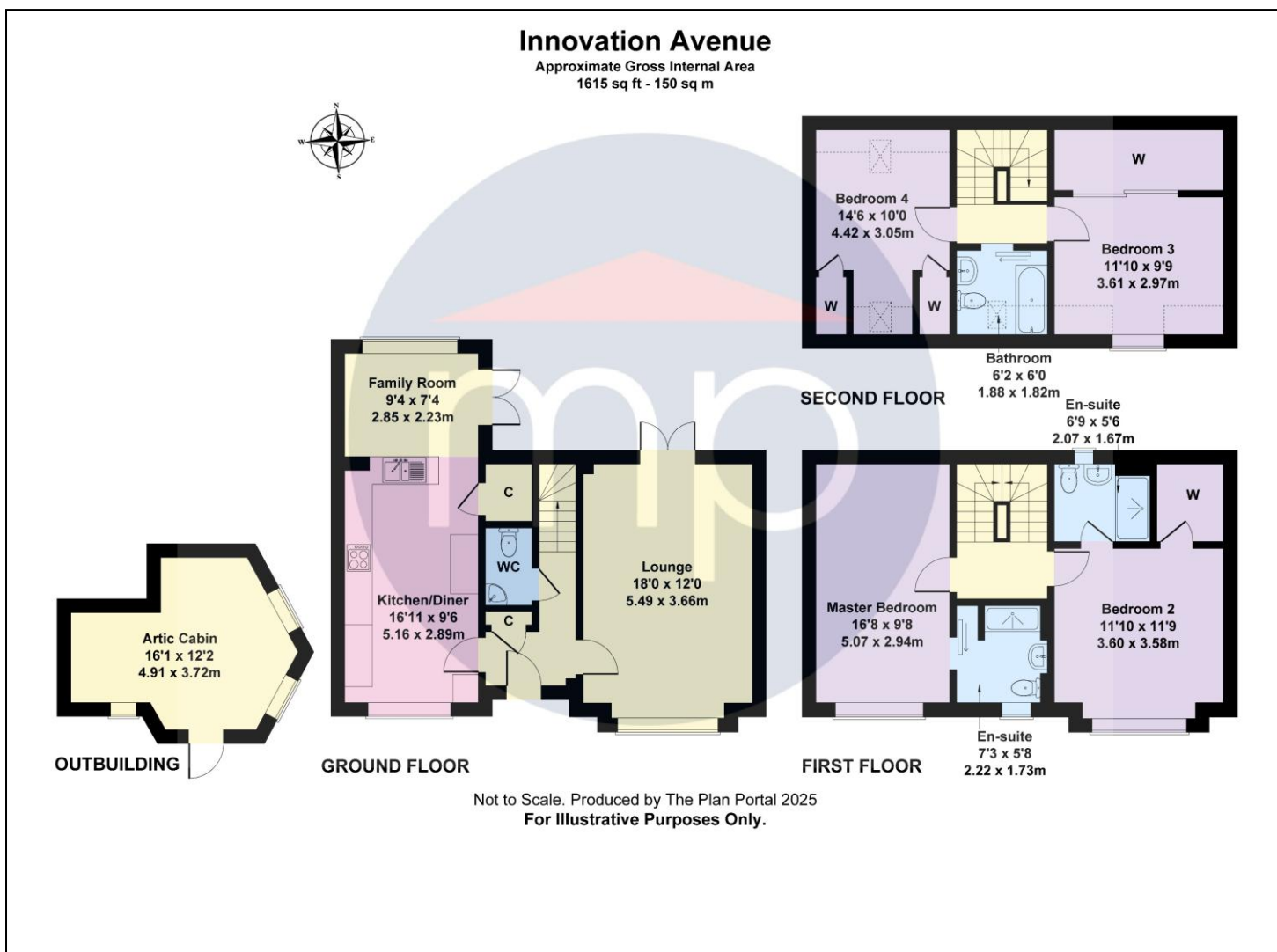
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| 81-91 | B             |         |           |
| 69-80 | C             | 77 C    | 81 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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