LETCH LANE, CARLTON, STOCKTON-ON-TEES, TS21 1EB

- Unique Dormer Bungalow Designed for Assisted Living
- Seamless Step-Free Access
- Set Within Private Grounds for Added Security & Tranquillity
- Dual Gated Vehicle Access
- Six Double Bedrooms
- Snooker Room & Physiotherapy Room
- Breakfast Kitchen
- Lounge Dining Room
- Three En-Suite Facilities Including an Assisted Bathing Wet Room
- Well-Appointed Family Bathroom
- Combines Luxury & Functionality
- Caters To Various Family Requirements
- Semi-Rural Village Location
- Ideal Choice for A Peaceful Retreat with Convenience & Comfort

£600,000

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Introducing a unique dormer bungalow meticulously designed for ease of living with seamless step-free access. This bespoke property is set within private grounds, offering dual gated vehicle access for added security and tranquillity. With a snooker room, physiotherapy room, breakfast kitchen, lounge dining room, three en-suite facilities and a well-appointed family bathroom, this home combines luxury, functionality and caters for many different family requirements. An ideal choice for those in search of a peaceful retreat with convenience and comfort at the forefront.

GROUND FLOOR

RECEPTION HALL - Composite entrance door to reception hall with laminate flooring, single radiator and double door cloakroom.

RECEPTION ROOM - 4.06m x 4.06m (13'4" x 13'4")
With two double glazed windows to the front aspect, two twin radiators and laminate flooring.

GAMES ROOM - 4.72m x 3.25m (15'6" x 10'8")
With two double glazed windows to the side aspect, double glazed window to the rear aspect, twin radiators and laminate flooring.

GROUND FLOOR CLOAKROOM/WC - With double glazed window to the front aspect, floating style vanity unit, low level WC, chrome heated towel rail, part tiled walls and laminate flooring.

LIVING ROOM/DINING ROOM - 8.38m x 5.82m (max) (27'6" x 19'1" (max))
With double glazed bay window to the rear aspect, bi-folding doors to the rear courtyard garden, laminate flooring, media wall dividing the room, three twin radiators and bi-folding oak doors to reception room.

KITCHEN DINER - 6.17m x 3.66m (20'3" x 12')
With tiled floor, double glazed windows to the rear aspect and twin radiator. Modern fitted kitchen with complementary granite worktops with matching splashbacks and tiled splashbacks, stainless steel sink with routed drainer, electric hob with overhead hood and stainless steel splashback, fitted microwave, high level oven and grill, and integrated dishwasher.

UTILITY ROOM - 3.25m x 1.93m (10'8" x 6'4")
With tiled floor, wall, drawer, and floor units with complementary granite effect worktops incorporating stainless steel sink and drainer with mixer tap, plumbing for washing machine and space for dryer.

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GROUND FLOOR BEDROOM WITH MEZZANINE ANNEX - 5.18m x 3.96m (max) (17' x 13' (max))
With bi-folding doors to the front aspect, walk-in wardrobe, oak staircase and wet room.

ASSISTED BATHING WET ROOM - 3.07m x 3.12m (10'1" x 10'3")
With double glazed window to the front aspect, wet room flooring, floating style vanity unit, low level WC, spa bath, twin radiator, chrome heated towel rail, spotlights to ceiling and tiled walls.

MEZZANINE LEVEL - 6.45m x 1.73m (21'2" x 5'8")
Currently used as a games/sitting room with two single radiators.

EN-SUITE SHOWER ROOM - Comprising corner shower cubicle with drench style shower, low level WC, vanity unit with cabinet below, chrome heated towel rail and double glazed window to the side aspect.

GROUND FLOOR BEDROOM THREE - 3.35m x 2.84m (min) (11' x 9'4" (min))
With double glazed window and composite entrance door to the rear aspect, twin radiator and fitted wardrobes.

GROUND FLOOR BEDROOM TWO - 5.03m x 2.57m (max) (16'6" x 8'5" (max))
With single radiator, fitted wardrobes and double glazed window to the side aspect.

EN-SUITE - Comprising shower cubicle with drench style shower, low level WC, vanity unit with cabinet below, chrome heated towel rail and double glazed window to the rear aspect.

FIRST FLOOR

GALLERY LANDING - With Velux windows to the front aspect, two single radiators and three storage cupboards.

FAMILY BATHROOM - With Velux window to the rear aspect, modern freestanding roll top bath with waterfall shower, vanity unit with drawers below, double shower enclosure with drench shower, tiled walls and chrome heated towel rail.

FIRST FLOOR BEDROOM FOUR - 4.04m x 3.76m (13'3" x 12'4")
With double glazed Velux window lights to rear aspect, double glazed window to the rear aspect, double glazed window to the side aspect, vaulted ceiling, single radiator, spotlights and two fitted wardrobes.

FIRST FLOOR EN-SUITE - With Velux windows to the rear aspect, low level WC with hidden cistern, floating style vanity unit, chrome heated towel rail, shower enclosure with drench style shower, shaver point, spotlights, part tiled walls and tiled floor.

BEDROOM FIVE - 4.34m x 3.07m (14'3" x 10'1")
With Velux windows to the front and rear aspects, single radiator and vaulted ceiling with spotlights.

BEDROOM SIX - 3.86m x 2.97m (12'8" x 9'9")
With vaulted ceiling, Velux windows to the rear aspect, built-in cupboard, single radiator, spotlights and storage to the eaves.

AGENTS REF: - LJ/LS/STO250335/27052025

Council Tax Band: G **Tenure:** Freehold

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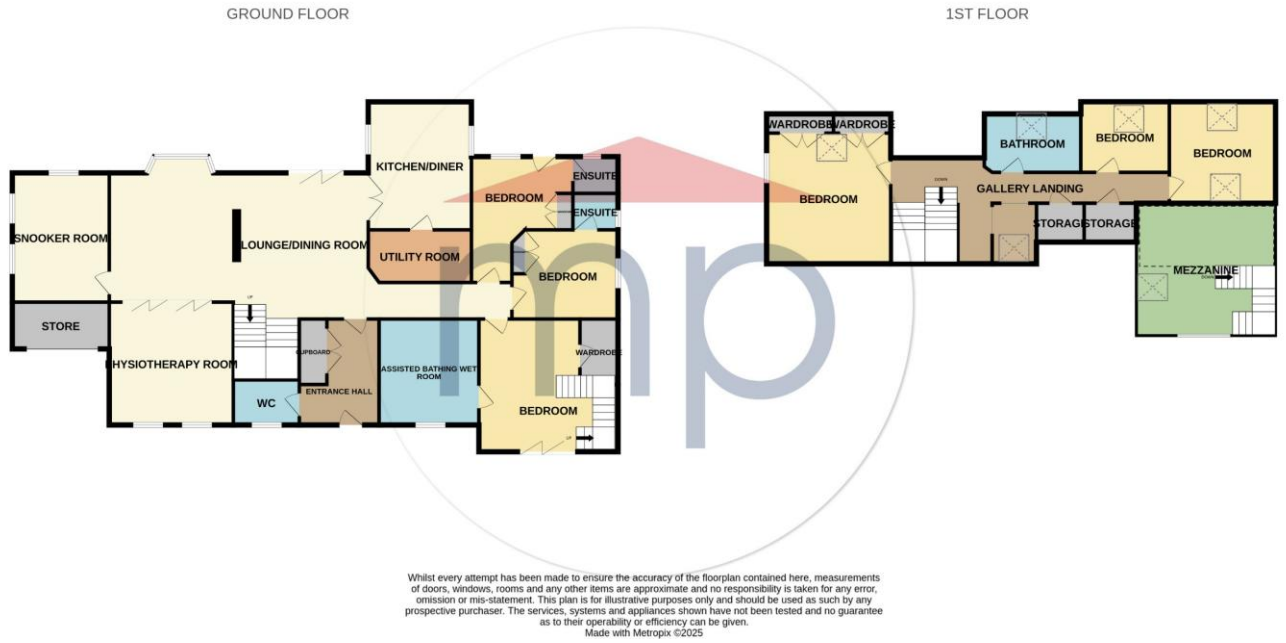

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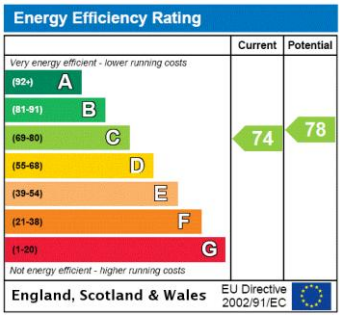

The Property Ombudsman

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