

ORCHID GROVE, STOCKTON-ON-TEES, TS19 8EW



- ▲ Experience luxury living in a stunning modern detached house
- ▲ Two reception rooms, kitchen/diner & utility
- ▲ Features four generously sized bedrooms for family living or hosting guests
- ▲ Sophisticated design and high-quality finishes throughout
- ▲ Provides a welcoming and elegant atmosphere.

- ▲ Situated in a secluded area for a perfect retreat from busy work life
- ▲ Modern kitchen equipped with sleek appliances and ample storage space
- ▲ Low maintenance garden with a leafy backdrop, ideal for outdoor entertaining or peaceful moments in nature
- ▲ Off-street parking for added convenience
- ▲ An inviting property ready to become your new home

£245,000

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Experience luxury living in this stunning modern detached house located in a desirable neighbourhood. This stylish property boasts four generously sized bedrooms, offering ample space for family living or hosting guests. The sophisticated design and high-quality finishes throughout create a welcoming and elegant atmosphere.

Situated in a secluded area, this home provides the perfect retreat from the hustle and bustle of work life. The modern kitchen is a chef's dream, with sleek appliances and plenty of storage space. Relax and unwind in the low maintenance garden with leafy backdrop, perfect for outdoor entertaining or enjoying a peaceful moment in nature.

Off-street parking adds convenience to this already impressive property. Don't miss the opportunity to make this inviting house your new home. Contact us today to arrange a viewing and experience the luxury and comfort this property has to offer.

GROUND FLOOR

ENTRANCE HALL - With stairs to first floor.



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

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DOWNSTAIRS WC - Low level WC, wash hand basin, radiator and extractor fan.

LOUNGE - 4.27m x 3.05m (14' x 10')
Window to front and radiator.

RECEPTION ROOM - 3.96m x 2.16m (13' x 7'1")
Window to front and radiator.

KITCHEN - 6.1m x 2.46m (20' x 8'1")
Radiator, breakfast bar, UPVC French doors to rear, oven with gas hob, sink with drainer, recess for dishwasher, fridge freezer, and a range of wall and base units.

UTILITY ROOM - 1.83m x 1.52m (6' x 5')
Splash back, range of wall and base units.

BEDROOM ONE - 3.96m x 3.38m (max) (13' x 11'1" (max))
Window to front and radiator.

EN-SUITE - Shower, wash hand basin, low level WC, radiator, window to side and splash back.

BEDROOM TWO - 3.35m x 2.44m (11' x 8')
Window to front, radiator and storage cupboard.

BEDROOM THREE - 2.74m x 2.77m (9' x 9'1")
Window to rear and radiator.

BEDROOM FOUR - 2.74m x 2.46m (9' x 8'1")
Window to rear and radiator.

BATHROOM - Bath, low level WC, wash hand basin, splash back, window to rear, extractor fan and radiator.



EXTERNALLY

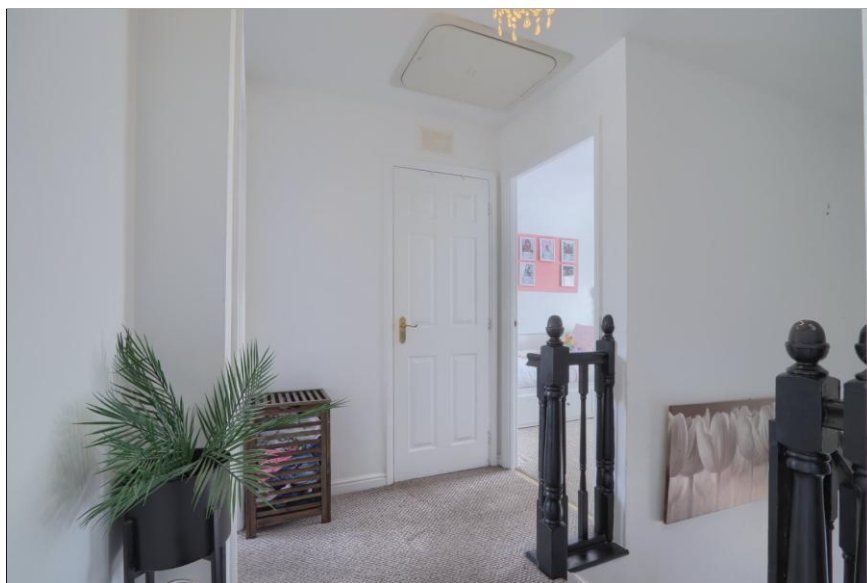
FRONT GARDEN & PARKING - Off-street parking via driveway with space for 2 cars.

REAR GARDEN - With decking and artificial lawn.

AGENTS REF: - LJ/LS/STO250574/22092025

Council Tax Band: D **Tenure:** Freehold

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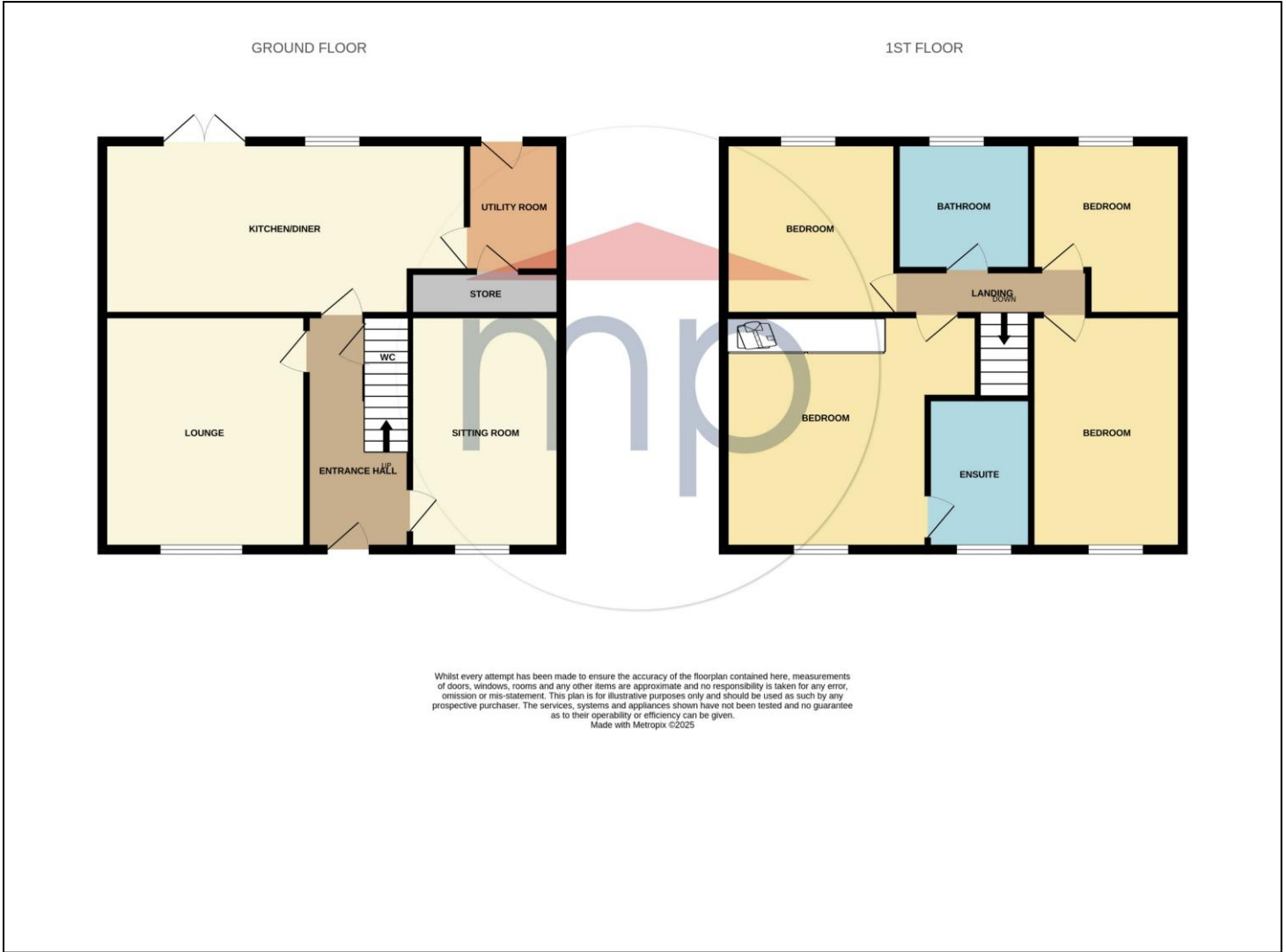
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