

# DUNEDIN AVENUE, HARTBURN, STOCKTON-ON-TEES, TS18 5JD



- ▲ Set on a large south-facing private corner plot
- ▲ Modern detached house with four spacious double bedrooms, breakfast room, generous lounge/diner, sunroom and laundry area
- ▲ Two entrance doors for added convenience, ideal for families or independent home working spaces (subject to permission)
- ▲ Beautiful interior flooded with natural light, giving a warm and inviting atmosphere
- ▲ Outside features: Well-kept Garden, peaceful patio areas, generous off-street parking and garage
- ▲ Ample outdoor space for relaxation and entertaining
- ▲ Located in Central Hartburn close to amenities, schools, and transport links
- ▲ Offers style and functionality for families looking for a forever home

**£375,000**

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Set on a large south-facing private corner plot, this modern detached house offers four spacious double bedrooms, a breakfast room, a generous lounge/diner, a sunroom, and a laundry area. With the added convenience of two entrance doors, this property is perfect for families or those looking to create independent home working spaces (subject to permission).

The beautiful interior is flooded with natural light, creating a warm and inviting atmosphere. Outside, the property boasts a well-kept garden, peaceful patio areas, generous off-street parking, and a garage, providing ample outdoor space for relaxation and entertaining.

Located in a desirable neighbourhood close to amenities, schools, and transport links, this home offers both style and functionality, perfect for families looking for their forever home.

### **GROUND FLOOR**

**HALL** - On arriving at this home buyers are welcomed to the entrance hall with clocks cupboard and stairs to the first floor accommodation. Conveniently situated and perfect for a growing family there is also access to the ground floor WC.

### **LOUNGE/DINING ROOM - 9.4m x 3.94m (30'10" x 12'11")**

An impressive size lounge/ dining room which is flooded with natural light owing to its dual aspect. This is a fantastic space, ideal for home entertaining or everyday family life and French doors take advantage of the rear garden aspect.

### **KITCHEN - 3.9m x 3m (12'10" x 9'10")**

Fitted with a great range of base and wall units, drawers and work surfaces the kitchen includes sink, tap and splash backs. There's a range of integrated appliances including electric double oven, induction hob and dishwasher and there is space for an American style fridge freezer.

### **UTILITY ROOM - 2.43m x 1.96m (8' x 6'5")**

Completing the ground floor accommodation the utility room is a useful space fitted with a range of storage.

### **FAMILY ROOM - 3.11m x 3.04m (10'2" x 10')**

Adjacent to the kitchen the family room provides the buyer with a multi-functional room which makes for a great sitting room, home office or playroom.

### **GARDEN ROOM - 3.35m x 2.04m (11' x 6'8")**

A lovely room enjoying the garden aspect and French doors lead out to the garden.

**TO VIEW:** Tel: **01642 355000**

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

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**REAR LOBBY** - With door to the front and open plan to the garden room. Personal access door to the garage.

## FIRST FLOOR

**LANDING** - Moving through the accommodation and up to the first floor the landing offers access to the bedrooms and family bathroom.

**MASTER BEDROOM - 3.94m x 3.59m (12'11" x 11'9")**

A fantastic size double room with range of fitted wardrobes and access to the en-suite shower room.

**EN-SUITE SHOWER ROOM - 2.94m x 2.29m (9'8" x 7'6")**

Superb size en-suite shower room fitted with a white suite.

**BEDROOM TWO - 3.93m x 3.16m (12'11" x 10'4")**

Another good size double bedroom.

**BEDROOM THREE - 4.14m (13'7") including wardrobes x 3.04m (10')**

A double room which is fitted with wardrobes.

**BEDROOM FOUR - 3.18m x 2.96m (10'5" x 9'9")**

Being the fourth bedroom this is by no means a box room and offers buyer a fourth double bedroom.

**FAMILY BATHROOM - 3.02m x 1.81m (9'11" x 5'11")**

Fitted with a white suite comprising panelled bath with shower over, low level WC and wash basin.

## EXTERNALLY

**GARDENS & GARAGE** - Enclosed front garden laid to lawn with drive providing ample off road parking and giving access to the garage. Within the garage there is additional storage and integral fridge freezer. Gated side access leads to rear and side gardens which are a delight to behold offering a degree of natural seclusion and being mostly laid to lawn. There are well stocked beds and borders and a variety of seating areas.

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**AGENTS REF:** - LJ/LS/STO250585/08102025

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

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

Tel: **01642 355000**



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