

THORPE ROAD, CARLTON, STOCKTON-ON-TEES, TS21 1DT



- ▲ Charming property ideal for families or a peaceful retreat
- ▲ Beautifully maintained interior exuding spaciousness and warmth
- ▲ Large reception hall creating a welcoming atmosphere
- ▲ Ample natural light from large windows
- ▲ Well-maintained garden with beautiful countryside views
- ▲ Off-street parking and a garage providing storage and vehicle space
- ▲ Ground floor bathroom and 1st floor en-suite bathroom
- ▲ Located in Carlton, offering fantastic village life
- ▲ Easy access to local amenities and transport links
- ▲ Great opportunity not to be missed for a new home

£340,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This charming property is ideal for families or those seeking a peaceful retreat.

The interior is beautifully maintained and exudes a sense of spaciousness and warmth. The large reception hall creates a welcoming atmosphere, while large windows allow natural light to flood into the living spaces.

Outside, the property benefits from a well-maintained garden, perfect for enjoying the scenic countryside views. Off-street parking and a garage provide ample space for vehicles and storage.

Located in Carlton, this property offers a fantastic opportunity to enjoy village life while being within easy reach of local amenities and transport links. Don't miss out on the chance to make this inviting property your new home.

GROUND FLOOR

RECEPTION HALL - 5.6m x 1.93m (18'4" x 6'4")

Composite entrance door with double glazed side light to a generous reception hall with engineered flooring, two single radiators, staircase to the first floor, oak internal doors, large cloak cupboard, large under stairs cupboard and large pantry with window to the rear aspect.

LIVING ROOM - 3.45m x 4.7m (11'4" x 15'5")

With double glazed cantilevered bay window to the front aspect, engineered flooring, twin radiator, superb inglenook fireplace with wooden surround, stone hearth and solid fuel stove.

DINING KITCHEN - 5.28m x 3m (17'4" x 9'10")

Double glazed window to the rear aspect, double glazed patio doors to the rear aspect and single radiator. Quality shaker style fitted kitchen in Ivory with complementary granite effect worktops with matching tiled splash backs and an asterite one and a half bowl sink and drainer unit with mixer tap. High level oven, electric hob with glass splash back and overhead extractor hood. Integrated dishwasher.

UTILITY - Double glazed window to the rear aspect, wall mounted Worcester boiler, shaker style kitchen units in ivory with complementary granite effect worktops, tiled splash backs, circular sink and drainer with mixer tap and plumbing for washing machine.

BATHROOM - 2.67m x 2.54m (8'9" x 8'4")

Double glazed window to the rear aspect. Side panelled bath with shower attachment, large corner shower cubicle, vanity unit with cabinet below and low level WC. Modern vertical radiator, panelling to ceiling, spotlights and extractor fan.

TO VIEW: Tel: **01642 355000**

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

www.michaelpoole.co.uk



THORPE ROAD, TS21 1DT

GROUND FLOOR BEDROOM - 3.53m x 2.72m (11'7" x 8'11")

Double glazed window to the front aspect, single radiator and large built-in cupboard.

FIRST FLOOR

LANDING - Staircase to the first floor with solid wood banister and spindles to reception landing with an attractive stained glass window light.

MASTER BEDROOM - 8.56m x 3.18m (28'1" x 10'5")

Comprising a large dressing area, seating area, twin radiator, double glazed window to the side aspect and a large Velux double glazed window with fitted blind overlooking the rear countryside.

EN-SUITE BATHROOM - 2.7m x 1.83m (8'10" x 6')

Double glazed window to the side aspect, two seater side panelled bath with waterfall style mixer tap, wash hand basin, low level WC, single radiator, tiled walls and spotlights to the ceiling.

BEDROOM TWO - 5.3m x 3.48m (max) (17'5" x 11'5" (max))

Double glazed window to the side aspect, two twin radiators and access to storage in eaves.

EXTERNALLY

INTEGRAL GARAGE - 2.72m x 5.18m (8'11" x 17')

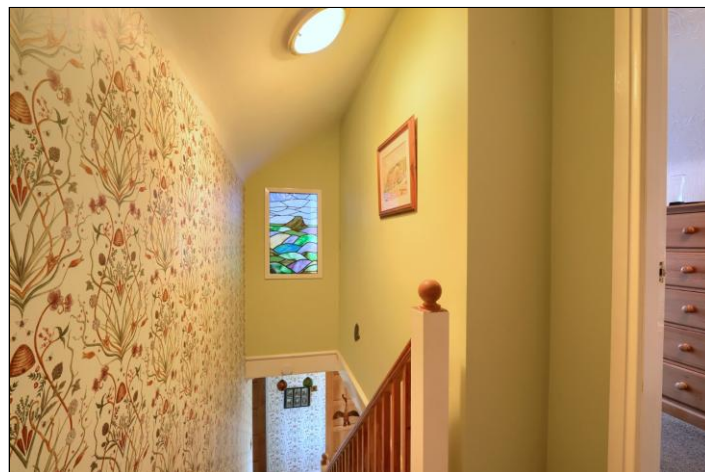
With roller door, power and light.

GARDENS & PARKING - Large front garden with double imprint driveway and access to the rear garden. The front garden has a shaped lawn and flower borders. The rear garden is an absolute delight, with a shaped lawn, stone patios, gravelled area, fabulously stocked and maintained flower and shrub borders, open aspect to countryside, fabulous views and large shed.

AGENTS REF: - LJ/LS/STO250610/31102025

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

TO VIEW: Contact our Stockton office on
Tel: **01642 355000**

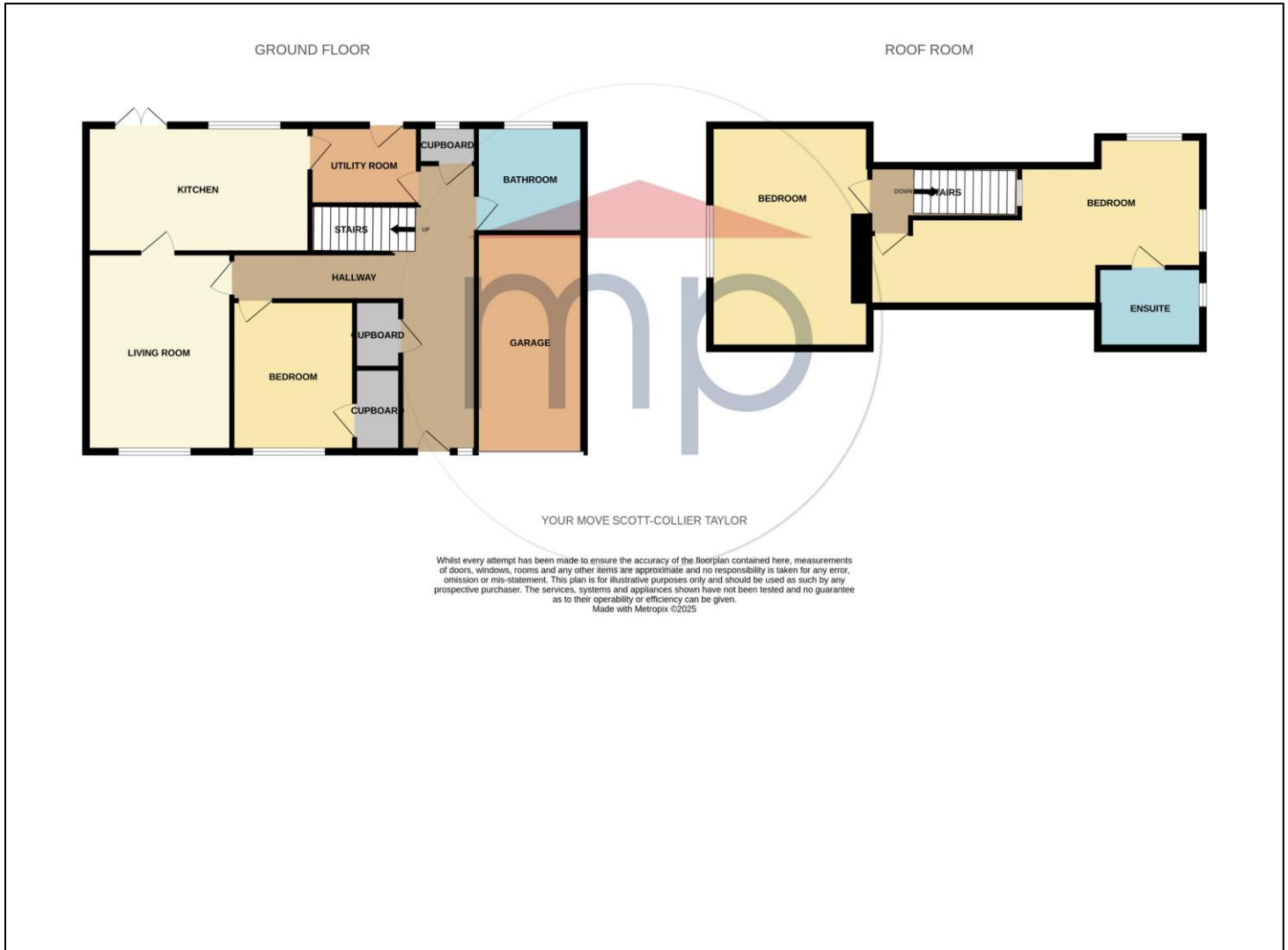


THORPE ROAD, TS21 1DT



THORPE ROAD, TS21 1DT





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	74 C
39-54	E		
21-38	F		
1-20	G		



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