

CHINGFORD GROVE, ELM TREE, STOCKTON-ON-TEES, TS19 0UD



- ▲ Sumptuously styled, luxurious 4-double bedroom detached house
- ▲ Exceptional quality and modern living throughout
- ▲ Large conservatory and kitchen breakfast room
- ▲ Low-maintenance gardens with: Hot tub, Bar and Outdoor oven (ideal for entertaining and relaxation)
- ▲ Long resin drive providing parking for 3-4 vehicles
- ▲ Detached garage for added convenience
- ▲ Ample space for social gatherings and private relaxation

- ▲ Perfect family home with versatile living areas
- ▲ Sought-after location close to all types of schooling
- ▲ Combines luxury with functionality for contemporary living
- ▲ Beautifully presented home—epitome of modern living
- ▲ Contact us to arrange a viewing and make this stunning property your new family haven

£320,000

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Step into this sumptuously styled, luxurious 4-double bedroomed detached house that epitomizes exceptional quality and modern living. The property boasts low maintenance gardens featuring a hot tub, bar, and outdoor oven - ideal for outdoor entertaining and relaxation. A long resin drive provides parking for 3 to 4 vehicles, along with a detached garage for added convenience. This perfect family home offers ample space for social gatherings while also providing areas for privacy and relaxation. Located in a sought-after location close to all types of schooling, this house combines luxury with functionality, offering the ultimate in contemporary living. Don't miss the chance to experience the epitome of modern living in this beautifully presented home. Contact us today to arrange a viewing and make this stunning property your new family haven.

GROUND FLOOR

RECEPTION HALL - Double composite entrance door to reception hall with solid oak flooring, oak internal doors, single radiator, double glazed window to the side aspect and cupboard under stairs.

CLOAKROOM/WC - with double glazed window to the front aspect, low level WC, vanity unit and featuring tiling.

LIVING ROOM - 6.8m x 3.43m (22'4" x 11'3")

With solid oak flooring, two radiators, double glazed window to the front aspect, brushed steel feature fireplace with living flame gas fire and granite hearth and double glazed French doors open to the conservatory.

CONSERVATORY - 3.1m x 4.57m (10'2" x 15')

With double glazed windows and French doors overlooking the rear garden, and wall mounted electric radiator.

SITTING ROOM - 3.38m x 2.87m (11'1" x 9'5")

With solid oak flooring, double glazed window to the front aspect and twin radiator.

KITCHEN DINER - 5.49m x 3.15m (max) (18' x 10'4" (max))

With double glazed window to the rear aspect, double glazed door to the side aspect and modern vertical twin radiator. Cream high gloss kitchen units with complementary granite effect worktops incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap, AEG electric hob with overhead hood, space for American style fridge freezer, high level AEG electric oven and combination microwave, integrated AEG dishwasher, plumbing for washing machine, breakfast bar, panelled ceiling with spotlights and work surface lighting.

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

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FIRST FLOOR

LANDING - With double glazed window to the front aspect, radiator and loft access.

BEDROOM ONE - 3.5m (11'6") x 2.87m (9'5") to front of wardrobes

With double glazed window to the front aspect, radiator and modern sliding door fitted wardrobes.

BEDROOM TWO - 3.18m (10'5") x 2.64m (8'8") to front of wardrobes

With double glazed window to the rear aspect, radiator and mirrored fitted wardrobes.

BEDROOM THREE - 3.38m (11'1") x 2.46m (8'1") to rear of wardrobes

With double glazed window to the front aspect, single radiator, fitted wardrobes and dressing table.

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

BEDROOM FOUR - 2.54m (8'4") x 3.5m (11'6") to front of wardrobes

With double glazed window to the rear aspect, single radiator and mirrored fitted wardrobes.

BATHROOM - With double glazed window to the rear aspect, P' shaped bath with drench style shower, shower attachment and shower screen set with Travertine tiling, floating style vanity unit, low level WC with hidden cistern, chrome heated towel rail, tiled walls, panelled ceiling, spotlights, extractor fan and fitted wall mirror.

AGENTS REF: - LJ/LS/STO250727/03122025

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

TO VIEW: Contact our Stockton office on

Tel: 01642 355000

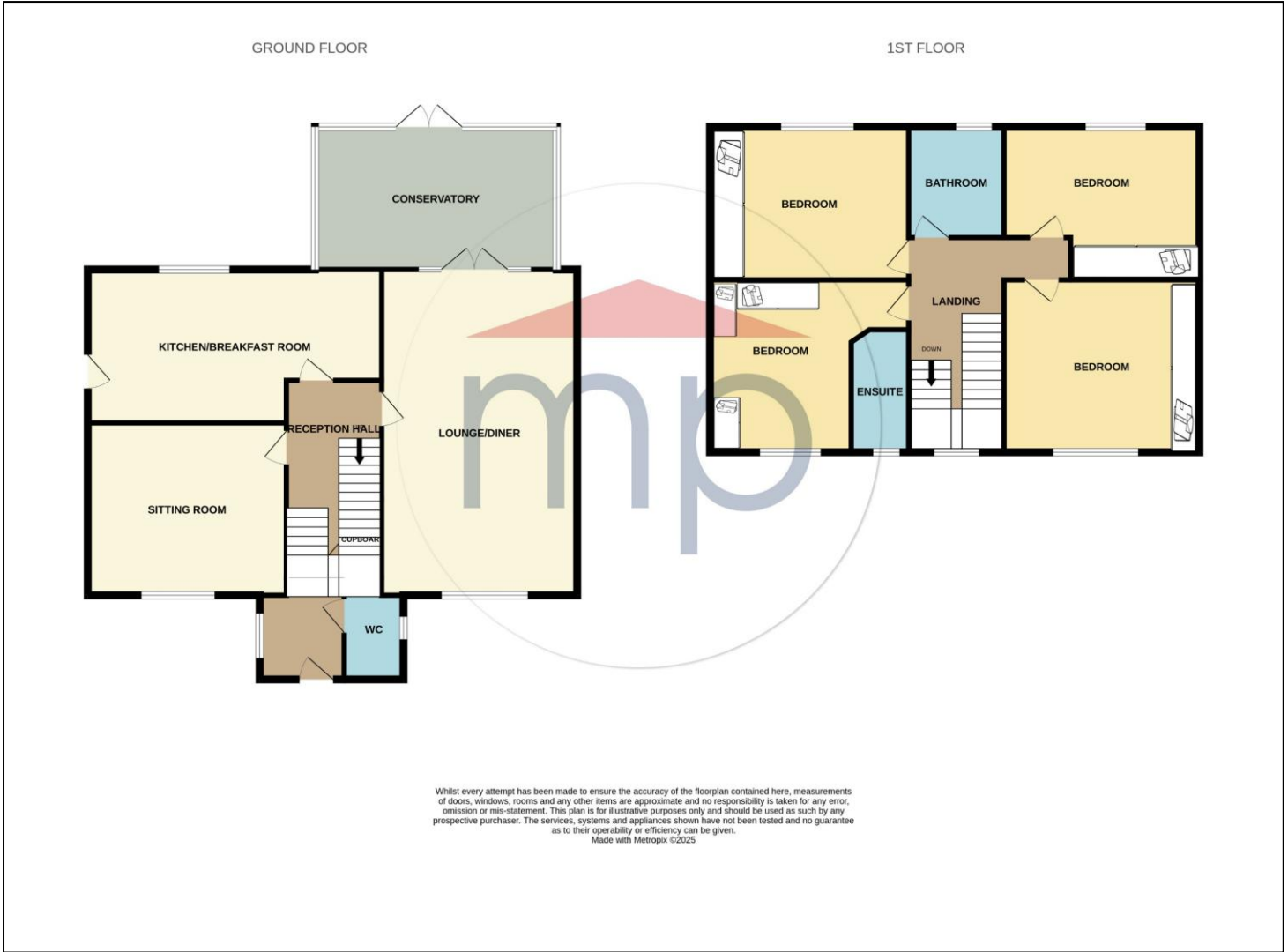


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