

FAIRSTONE AVENUE, FAIRFIELD, STOCKTON-ON-TEES, TS19 7NB



- ▲ Tucked away on a generous plot, facing West, and located in a peaceful Fairfield cul-de-sac
- ▲ A wonderful three-bedroom detached family home offering a rare sense of privacy and space
- ▲ Calm and secluded feel from the moment you arrive
- ▲ Three reception rooms and breakfast kitchen
- ▲ Solid fuel stove, en-suite and family bathroom
- ▲ Ample outdoor space for children to play and perfect for entertaining friends and family
- ▲ Sizeable plot with exciting potential to enhance or extend
- ▲ Scope to create additional bedrooms if required
- ▲ Generous parking and garage

£350,000

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Tucked away, on a generous plot, in a peaceful Fairfield cul-de-sac shared by only a handful of neighbours, this wonderful three-bedroom detached family home offers a rare sense of privacy and space. From the moment you arrive, the home feels calm and secluded — a perfect retreat from busy everyday life, while still being part of a friendly, close-knit community.

Designed for relaxed family living, the property enjoys ample outdoor space for children to play, entertaining with friends, or simply unwinding in the sunshine. The sizeable plot also presents exciting potential to enhance or extend the home, with scope to create additional bedrooms or flexible living spaces as your needs evolve. Whether you're looking for a home to grow into or a tranquil setting to settle down in, this charming property offers both lifestyle and opportunity in equal measure.

GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door to the front aspect with sidelight opening to entrance hall with solid oak flooring, twin radiator, under stairs cupboard and staircase to the first floor.

LIVING ROOM - 6.45m x 3.15m (21'2" x 10'4")

With two double glazed windows to the side aspect, large double glazed window to the rear aspect, two twin radiators and inglenook style fireplace with oak surround and solid fuel stove with Travertine insert and hearth.

GROUND FLOOR CLOAKROOM/WC - With double glazed window to the front aspect, low level WC and vanity unit.

DINING KITCHEN - 5.3m x 3.7m (max) (17'5" x 12'2" (max))

With double glazed windows to the rear aspect, door to the rear garden and tiled floor. Solid oak fitted shaker style kitchen with complementary granite effect worktops incorporating a one and a half bowl sink and drainer unit with mixer tap, plumbing for dishwasher, plumbing for two washing machines, high level electric oven and combination microwave, induction hob with overhead hood and glass splashback, space for American style fridge freezer, single radiator, twin radiator and spotlights to ceiling.

DINING ROOM - 2.57m x 5.3m (max) (8'5" x 17'5" (max))

With double glazed window to the side aspect and twin radiator.

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

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SNUG/HOME OFFICE - 3.15m x 2.54m (10'4" x 8'4")

With solid oak flooring, single radiator and double glazed French doors to the rear aspect.

FIRST FLOOR

LANDING - With double glazed window to the front aspect and pull down loft access with timber ladder to a very large loft space.

MASTER BEDROOM - 4.65m (15'3") to rear of dressing table x 2.95m (9'8")

With two double glazed windows to the rear aspect, twin radiator and quality fitted bedroom furniture incorporating two sets of fitted wardrobes, dressing table, bedside cabinets and drawer units.

BEDROOM TWO - 3.7m (12'2") x 2.92m (9'7") to rear of wardrobes

With double glazed window to the rear aspect, twin radiator, three sets of fitted wardrobes, bedside cabinets and dressing table.

EN-SUITE BATHROOM - 3.25m x 1.32m (10'8" x 4'4")

With double glazed window to the side aspect, chrome heated towel rail, side panelled bath, pedestal wash hand basin, low level WC and part tiled walls.

BEDROOM THREE - 3.25m x 2.24m (10'8" x 7'4")

With double glazed window to the front aspect and twin radiator.

FAMILY BATHROOM - 3.12m x 3.25m (max) (10'3" x 10'8" (max))

With double glazed window to the front aspect, two seater side panelled bath with shower attachment, low level WC, pedestal wash hand basin, large double walk-in shower enclosure, extractor fan, chrome heated towel rail, part tiled walls and tiled floor.

EXTERNALLY

PARKING, GARAGE & GARDEN - Externally there is a double block paved drive with parking for a number of vehicles leading to an attached garage and there is gated access to the rear garden. The West facing rear garden is a superb size with imprint patio, shaped lawns, flower borders, fruit trees, established planting, vegetable plot, greenhouse and storage area to the side.

AGENTS REF: - LJ/LS/STO260023/30012026

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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