

ROECLIFFE GROVE, STOCKTON-ON-TEES, TS19 8JU



- ▲ Situated in an exclusive private cul-de-sac of just a handful of similar homes
- ▲ Peaceful, neighbourly setting ideal for family living
- ▲ Spacious three-bedroom detached property
- ▲ Welcoming living room perfect for relaxation
- ▲ Separate dining room ideal for entertaining and family gatherings
- ▲ Kitchen with adjoining breakfast room forming the sociable heart of the home

- ▲ Versatile ground floor occasional bedroom/reception room – ideal as a guest room, home office, playroom or snug
- ▲ Family bathroom plus private ensuite for added comfort and convenience
- ▲ Large rear garden – perfect for summer entertaining, children's play and outdoor enjoyment
- ▲ Excellent balance of privacy, space and flexibility to suit modern lifestyles

£245,000

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Set within a private cul-de-sac with just a handful of similar homes, this beautifully proportioned three-bedroom property offers space, flexibility and a lifestyle designed around modern family living.

From the moment you arrive, the peaceful setting sets the tone — a safe, neighbourly environment where children can play and you can truly unwind. Inside, the layout flows effortlessly to suit both everyday life and entertaining. A welcoming living room provides the perfect place to relax, while the separate dining room is ideal for hosting family gatherings and special occasions.

The kitchen and adjoining breakfast room create a sociable heart of the home — somewhere to start busy mornings together or enjoy relaxed weekend brunches. Adding to the versatility is a ground floor occasional bedroom or reception room, perfect as a guest suite, home office, playroom or snug.

Upstairs, the sense of comfort continues with well-proportioned bedrooms, a family bathroom and a private en-suite, offering both practicality and a touch of luxury.

Outside, the large rear garden is a standout feature — a wonderful space for summer entertaining, children's adventures, gardening enthusiasts or simply enjoying peaceful evenings outdoors.

Combining privacy, generous living space and a highly desirable setting, this is a home that supports every stage of family life while offering the tranquillity of an exclusive cul-de-sac address.

GROUND FLOOR

RECEPTION PORCH - Double glazed entrance door to reception porch with internal door to reception hall.

RECEPTION HALL - With staircase to the first floor.

CLOAKROOM/WC - With double glazed window to the side aspect, single radiator, vanity unit and low level WC.

LIVING ROOM - 4.62m x 3.63m (15'2" x 11'11")
With double glazed window to the front aspect, radiator and Adam style fireplace with electric fire. Opening to ...

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

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DINING ROOM - 3.2m x 2.87m (10'6" x 9'5")

With double glazed French doors to the rear aspect and single radiator.

KITCHEN - 3.4m x 2.87m (11'2" x 9'5")

With double glazed window to the rear aspect. Fitted kitchen unit with complementary worktops incorporating a ceramic sink and drainer unit, plumbing for washing machine, electric oven and hob with overhead hood, single radiator and cupboard under stairs.

BREAKFAST ROOM - 2.34m x 2.84m (7'8" x 9'4")

With double glazed window to the rear aspect, single radiator and double doors to ground floor bedroom/reception room.

GROUND FLOOR BEDROOM/RECEPTION ROOM - 5m x 2.51m (16'5" x 8'3")

With double glazed window to the front and side aspects, and twin radiator.

FIRST FLOOR

LANDING - With double door airing cupboard.

BEDROOM ONE - 4.7m x 3.18m (15'5" x 10'5")

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

EN-SUITE - With double glazed window to the front aspect, low level WC, vanity unit, shower cubicle and tiled walls.

BEDROOM TWO - 3.4m x 2.44m (11'2" x 8')

Currently used as a craft room with double glazed window to the rear aspect, single radiator and built-in cupboard.

BEDROOM THREE - 2.44m x 2.29m (8' x 7'6")

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

BATHROOM - With double glazed window, bath, wash hand basin, WC, part tiled wall and radiator.

EXTERNALLY

GARDENS & PARKING - Externally there is an open plan front garden with a block paved drive and to the rear there is a large garden with shaped lawn, stocked borders, patio areas and garden shed.

AGENTS REF: - LJ/LS/STO260092/18022026

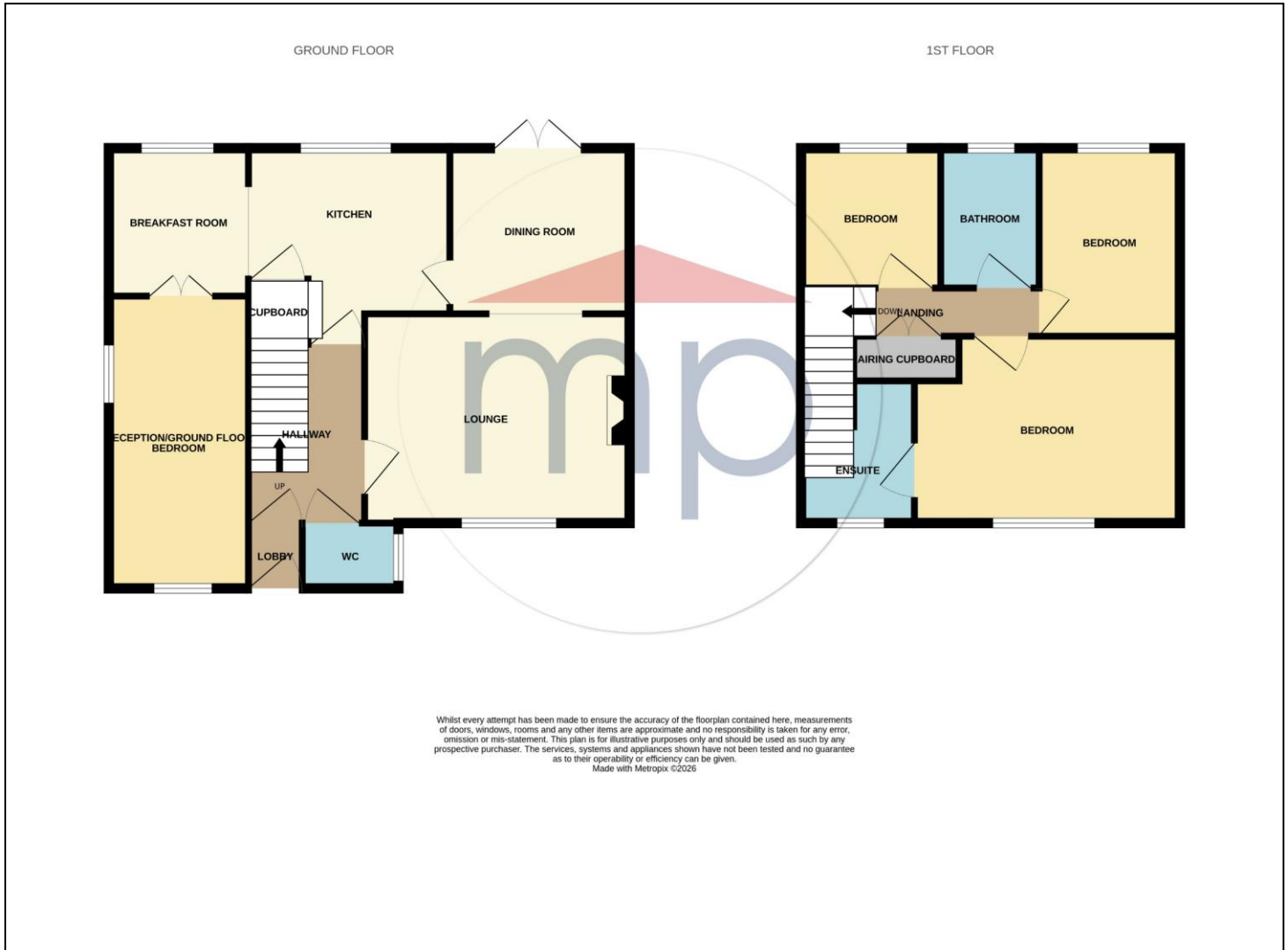
Council Tax Band: D **Tenure:** Freehold

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Tel: 01642 355000



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