

CINNABAR ROAD, STOCKTON-ON-TEES, TS19 8FS



- ▲ Quietly positioned in a peaceful cul-de-sac, offering privacy and a safe, family-friendly setting
- ▲ Attractive detached home with double driveway and integral garage, providing excellent parking and storage
- ▲ Welcoming spacious reception hall creating a bright and inviting first impression on entry
- ▲ Comfortable lounge with dual aspect windows, ideal for relaxing evenings with family and friends
- ▲ Separate dining room with French doors opening onto the rear garden, perfect for entertaining and summer dining
- ▲ Well-equipped kitchen with breakfast bar and separate utility room, designed for practical everyday living.
- ▲ Four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and private en-suite

£275,000

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Tucked away within a quiet cul-de-sac, this impressive detached home offers the perfect blend of space, comfort and everyday practicality for modern family living. From the moment you arrive, the generous driveway, integral garage and attractive frontage create a welcoming first impression, while the peaceful setting provides a sense of privacy rarely found in such a convenient location.

Inside, the home is designed with family life in mind. A spacious reception hall leads to a bright and comfortable lounge – ideal for relaxing evenings – while the separate dining room with French doors opens onto the rear garden, creating the perfect space for entertaining friends or enjoying summer meals with the family. The well-appointed kitchen with breakfast bar forms the heart of the home, complemented by a separate utility room that keeps daily life organised and clutter-free.

Upstairs, four well-proportioned bedrooms provide flexible accommodation for growing families, guests or those working from home. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the enclosed rear garden offers a safe and sunny space for children to play, weekend barbecues, or simply unwinding after a busy day. With a lawned front garden, double driveway and integral garage providing excellent parking and storage, this home perfectly balances convenience with lifestyle appeal.

Offering space to grow, entertain and relax, this superb family home presents an ideal opportunity to enjoy comfortable living in a sought-after residential setting.

GROUND FLOOR

RECEPTION HALL - Composite entrance door to large reception hall with large store cupboard, staircase to the first floor, single radiator and cloakroom/WC.

CLOAKROOM/WC - With double glazed window to the front aspect, radiator, wash hand basin and low level WC.

LOUNGE - 4.09m x 3.55m (13'5" x 11'8")
With double glazed window to the front and side aspects, and twin radiator.

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

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DINING ROOM - 2.75m x 2.77m (9' x 9'1")

With double glazed bay window to the rear aspect with French doors to the rear garden and radiator.

KITCHEN - 3.58m x 2.74m (11'9" x 9')

With double glazed window to the rear aspect, radiator and breakfast bar. Cream fitted kitchen with complementary worktops incorporating a sink unit with mixer tap, high level double electric oven, gas hob with extractor hood, and integrated fridge freezer and dishwasher.

UTILITY - 2.06m x 1.82m (6'9" x 6')

With double glazed door to the side aspect, worktop and plumbing for washing machine.

FIRST FLOOR

LANDING - With double glazed window to the side aspect, radiator, large store cupboard and airing cupboard.

BEDROOM ONE - 3.65m x 3.4m (12' x 11'2")

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

EN-SUITE - With double glazed window to the front aspect, low level WC, pedestal wash hand basin, chrome heated towel rail and shower.

BEDROOM TWO - 3.29m x 2.96m (10'10" x 9'9")

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

BEDROOM THREE - 2.01m x 2.85m (6'7" x 9'4")

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

BEDROOM FOUR - 3.72m x 2.92m (12'2" x 9'7")

With double glazed window to the front aspect and radiator.

BATHROOM - With double glazed window to the rear aspect, chrome heated towel rail, WC, wash hand basin and side panelled bath.

EXTERNALLY

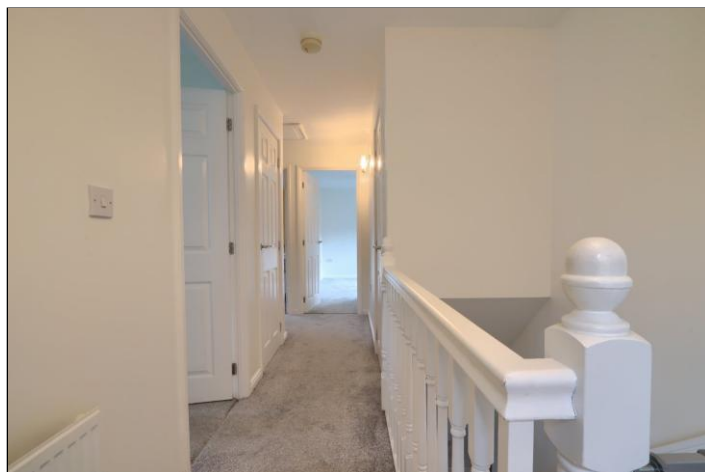
GARDENS, PARKING & GARAGE - Externally to the front there is a double driveway leading to an integral single garage and a shaped lawned garden. To the rear there is a fence enclosed rear garden with shaped lawn and garden shed.

AGENTS REF: - LJ/LS/STO260105/03032026

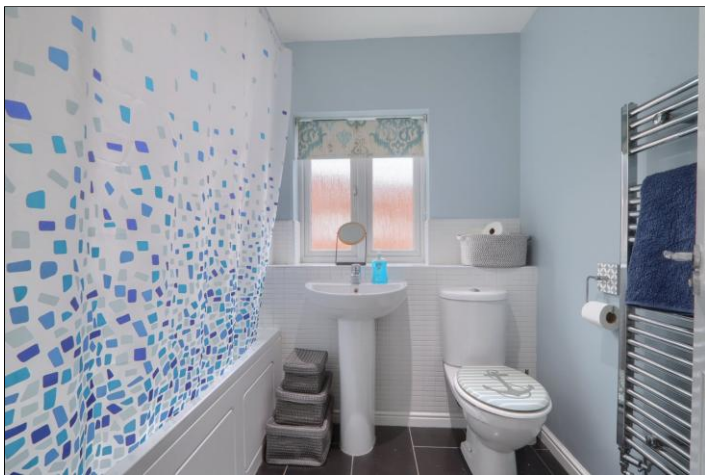
Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Stockton office on

Tel: **01642 355000**



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