

YARM ROAD, STOCKTON-ON-TEES, TS18 3QA



- ▲ Beautifully styled three-bedroom detached residence blending character features with contemporary finishes
- ▲ Welcoming entrance hallway leading to spacious and well-proportioned living accommodation
- ▲ Elegant principal lounge with statement fireplace, ideal for relaxing and entertaining
- ▲ Versatile additional reception/garden room enjoying views over the outdoor space
- ▲ Stylish open-plan kitchen/diner featuring central island and solid fuel stove
- ▲ Three well-appointed bedrooms served by a high-quality family bathroom and additional cloakroom
- ▲ Large private gated plot offering extensive secure parking for multiple vehicles, work vans or caravans with open rear aspect
- ▲ Detached double garage with adjoining self-contained annex/maisonette, ideal for guest accommodation, multi-generational living, home working or potential rental income (subject to permissions)

£325,000

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Luxury Detached Residence with Secure Parking, Double Garage & Self-Contained Annex.

An exceptional opportunity to acquire this beautifully presented three-bedroom detached home, combining elegant interior styling with outstanding practicality — perfectly suited to modern family living, home working, or multi-generational accommodation.

Behind secure gated access, the property offers extensive private parking designed to comfortably accommodate multiple vehicles, work vans, caravans or motorhomes, making it ideal for trades professionals or lifestyle buyers seeking both luxury and functionality.

Main Residence

The main home has been thoughtfully styled throughout, showcasing a refined blend of character features and contemporary finishes.

- Welcoming entrance hallway leading to beautifully proportioned living spaces
- Stunning principal lounge featuring a statement fireplace and elegant décor, creating a warm yet sophisticated entertaining environment
- Bright and versatile additional reception / garden room with views over the outdoor space
- Stylish fitted kitchen/diner with central island and solid fuel stove
- Three well-appointed bedrooms, including a luxurious principal bedroom
- High-quality family bathroom alongside additional cloakroom facilities

Every room reflects careful attention to detail, offering a turnkey home finished to an impressive standard.

Secure Grounds & Parking

A standout feature of this property is the large private plot, providing:

- Gated private access
- Parking for multiple cars, commercial vehicles or caravans
- Excellent privacy and security
- An open aspect to the rear
- Low-maintenance landscaped frontage

Rarely does a home combine executive presentation with such practical external space.

Detached Double Garage & Self-Contained Annex / Maisonette

Positioned separately from the main house is a substantial detached double garage, enhanced by a self-contained annex/maisonette above and adjoining.

Perfectly suited for:

- Independent guest accommodation
- Multi-generational living
- Home office or business use
- Rental or Airbnb income potential (subject to permission)
- Studio or leisure space

This flexible addition significantly enhances both lifestyle appeal and long-term value.

TO VIEW: Tel: 01642 355000

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

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GROUND FLOOR

ENTRANCE PORCH - Entrance door to entrance porch.

ENTRANCE HALL - With cupboard under stairs.

GROUND FLOOR CLOAKROOM/WC

LOUNGE - 3.96m x 4.24m (13' x 13'11")

BREAKFAST KITCHEN - 5.26m x 6.25m (max) (17'3" x 20'6" (max))

UTILITY - 1.52m x 2.46m (5' x 8'1")

GARDEN ROOM - 4.27m x 3.78m (14' x 12'5")

FIRST FLOOR

BEDROOM ONE - 4.24m x 3.35m (13'11" x 11')

BEDROOM TWO - 4.2m x 3.66m (13'9" x 12')

BEDROOM THREE - 2.24m (7'4") x 2.4m (7'10") to front of wardrobes

FAMILY BATHROOM

EXTERNALLY

DOUBLE DETACHED GARAGE - With separate entrance leading to the self-contained annex.

SELF-CONTAINED ANNEX - With ground floor kitchen and shower room and first floor bedroom with Velux windows and built-in storage.

AGENTS REF: - LJ/LS/STO260119/25022026

Council Tax Band: C **Tenure:** Freehold

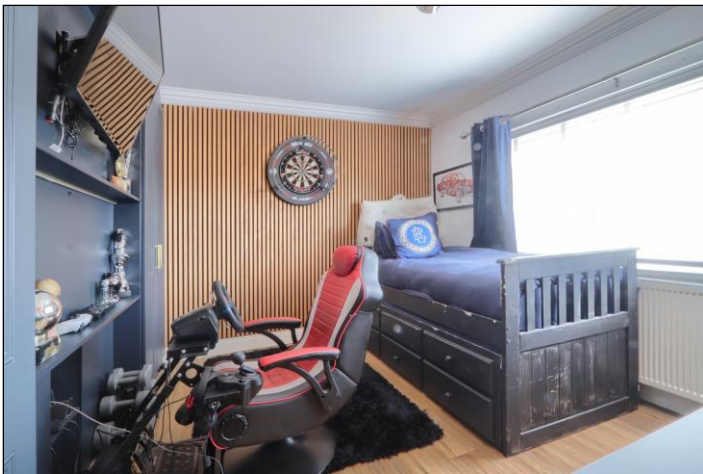
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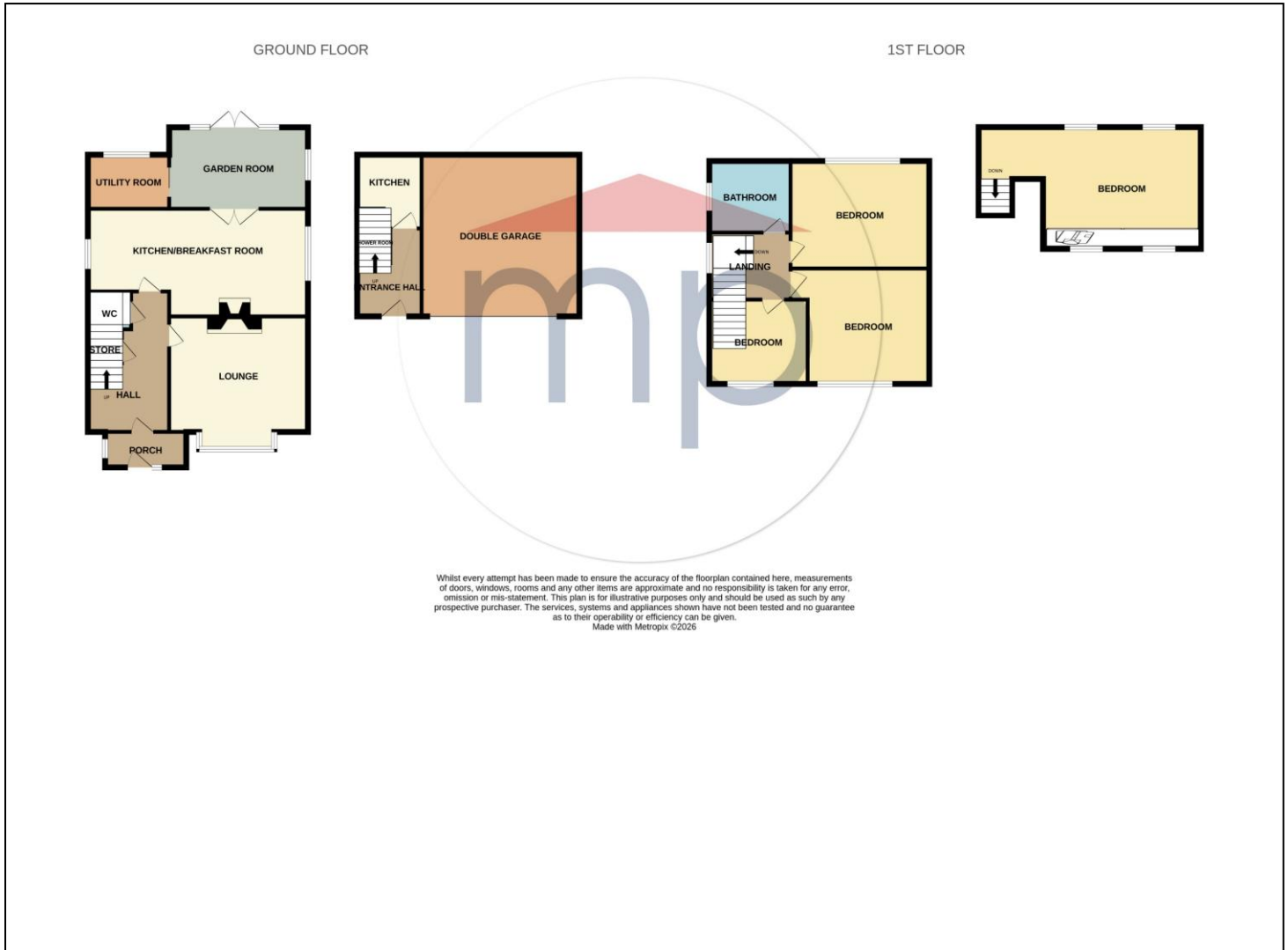


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