

CLYDE GROVE, LOW HARTBURN, STOCKTON-ON-TEES, TS18 3TZ



- ▲ Quietly positioned within a small, peaceful cul-de-sac setting
- ▲ Attractive four-bedroom detached family home with excellent kerb appeal
- ▲ Spacious and well-designed layout ideal for modern family living
- ▲ Stylish open-plan kitchen and living area, perfect for entertaining
- ▲ Bright conservatory creating a seamless indoor-outdoor lifestyle
- ▲ Private, south-facing garden enjoying sunshine throughout the day
- ▲ Generous outdoor space ideal for relaxing, play, and summer gatherings
- ▲ Four well-proportioned bedrooms offering flexibility for families or home working
- ▲ Located in the highly sought-after Low Hartburn area
- ▲ Convenient access to local amenities and transport links

£275,000

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Tucked away in a peaceful cul-de-sac, this beautifully presented four-bedroom detached home offers the perfect blend of privacy, space, and modern family living. From the moment you arrive, the generous driveway and attractive frontage set the tone for what lies beyond.

Inside, the home flows effortlessly, with bright and spacious living areas designed for both everyday comfort and entertaining. The heart of the home is the stylish open-plan kitchen and living space, ideal for gathering with family or hosting friends, while the addition of a light-filled conservatory creates a seamless connection to the outdoors.

Step outside and you'll discover a private, south-facing garden — a true sun trap. Whether it's relaxed summer evenings on the patio, children playing on the lawn, or weekend barbecues with friends, this outdoor space perfectly complements the lifestyle on offer.

Upstairs, four well-proportioned bedrooms provide flexibility for growing families, home working, or guest accommodation, all finished in a tasteful and contemporary style.

Located in the highly sought-after Low Hartburn area, this home combines a quiet residential setting with convenient access to local amenities, and transport links — offering the best of both tranquillity and connectivity.

This is more than just a house — it's a home designed for modern living, where space, light, and lifestyle come together effortlessly.

GROUND FLOOR

RECEPTION VESTIBULE - Composite entrance door to reception vestibule with inner door to reception hall.

RECEPTION HALL - With engineered flooring, vertical modern radiator and staircase to the first floor.

CLOAKROOM/WC - With low level WC, vanity unit with cabinet below, radiator and window to the side aspect.

TO VIEW: Tel: **01642 355000**

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

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OPEN PLAN LIVING ROOM/KITCHEN DINER - 7.32m x 4.2m (max) (24' x 13'9" (max))

With double glazed patio door to the garden, double glazed window to the rear aspect, engineered flooring, spotlights to ceiling, radiator and electric stove. Superb modern kitchen units with breakfast bar, complementary worktops, space for range cooker with extractor hood above, inset sink and drainer unit, integrated appliances include a dishwasher and fridge freezer, and detailed splashback.

CONSERVATORY - 3.9m x 3.56m (12'10" x 11'8")

With double glazed windows overlooking the rear garden and French doors to covered seating area.

DINING ROOM - 3.28m x 2.46m (10'9" x 8'1")

With double glazed window to the front aspect and radiator.

UTILITY ROOM - 2.29m x 1.98m (7'6" x 6'6")

With plumbing for washing machine, space for dryer, and wall, drawer, and floor units.

FIRST FLOOR

HALF GALLERY LANDING - With double glazed window to the side aspect.

FAMILY BATHROOM - With double glazed window to the side aspect, side panelled bath, wash hand basin with cabinet below, low level WC, modern towel rail and feature tiling.

MASTER BEDROOM - 3.35m (11') x 2.82m (9'3") to front of wardrobes

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

EN-SUITE - With double glazed window to the side aspect, low level WC, vanity unit with cabinet below, double walk-in shower enclosure, towel rail and detailed tiling.

BEDROOM TWO - 3.1m x 2.82m (min) (10'2" x 9'3" (min))

With double glazed window to the rear aspect and radiator.

BEDROOM THREE - 3.43m x 2.18m (11'3" x 7'2")

With double glazed window to the rear aspect and radiator.

BEDROOM FOUR - 2.84m x 2.3m (9'4" x 7'7")

With double glazed window to the front aspect and radiator.

EXTERNALLY

PARKING & GARDEN - Externally there is an impressive block paved driveway for a number of vehicles, half garage store and gated access leads to a private south facing rear garden with raised lawn, stocked borders, patio with covered arbour and garden shed.

AGENTS REF: - LJ/LS/STO260156/19032026

Council Tax Band: D **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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