

TURNWREST GROVE, SUMMERVILLE FARM, STOCKTON-ON-TEES, TS19 8GY



- ▲ Enjoy a bright, modern home set on a desirable corner plot overlooking open green space
- ▲ Experience effortless living in the open-plan lounge, dining, and kitchen area designed for everyday life
- ▲ Create memorable moments with family and friends in a sociable space perfect for entertaining
- ▲ Open the bi-fold doors and extend your living space into the garden during warmer months
- ▲ Start your mornings with natural light flooding through multiple windows across the home
- ▲ Retreat to a comfortable principal bedroom complete with a private en-suite
- ▲ Benefit from two additional versatile bedrooms ideal for children, guests, or home working
- ▲ Unwind in a private, enclosed rear garden—perfect for relaxing, playtime, or summer gatherings
- ▲ Enjoy the convenience of a double driveway and practical family-friendly layout
- ▲ Live in a home that balances modern comfort, outdoor space, and a welcoming community setting

£185,000

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Step into a home designed for modern living, where light-filled spaces and a welcoming layout create the perfect setting for everyday life. Positioned on a desirable corner plot overlooking open green space, this stylish three-bedroom home offers a sense of openness and calm from the moment you arrive.

At the heart of the home, the open-plan living, dining and kitchen area is made for both relaxing and entertaining. Imagine slow weekend mornings with coffee by the window, family dinners that flow effortlessly into the lounge, and summer evenings with the bi-fold doors thrown open to the garden. This seamless indoor-outdoor connection creates a space that adapts beautifully to your lifestyle.

Upstairs, three well-proportioned bedrooms provide flexibility for growing families, guests or home working, while the principal bedroom benefits from its own en-suite—your own private retreat at the end of the day.

Outside, the enclosed rear garden offers a safe and private space for children to play, pets to roam, or for hosting relaxed gatherings with friends. With a double driveway and views across green areas, the setting balances convenience with a feeling of space and community.

This is more than just a house—it's a home that supports the way you live, from busy weekdays to laid-back weekends.

GROUND FLOOR

RECEPTION HALL - Composite entrance door to reception hall with cupboard and radiator.

LIVING ROOM - 5.36m x 2.62m (max) (17'7" x 8'7" (max))
(max)

Open plan living room and dining kitchen with double glazed window to the front and side aspects, bi-fold doors open to the rear garden, two radiators, under stairs cupboard and staircase to the first floor with oak detailing.

KITCHEN DINER - 3.43m x 3.12m (11'3" x 10'3")

Modern fitted kitchen with complementary worktops incorporating a sink and drainer unit with mixer tap, electric hob with stainless steel splashback and overhead hood, high level oven, plumbing for washing machine and integrated dishwasher.

CLOAKROOM/WC - 1.83m x 1.75m (6' x 5'9")

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

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FIRST FLOOR

LANDING - With built-in cupboard.

BEDROOM ONE - 3.1m x 2.67m (max) (10'2" x 8'9" (max))
With double glazed window to the front and side aspects and single radiator.

EN-SUITE - 1.2m x 2.51m (3'11" x 8'3")
With double glazed window to the front aspect, low level WC, floating style vanity unit, double walk-in shower enclosure and single radiator.

BEDROOM TWO - 3.1m x 2.7m (10'2" x 8'10")
With double glazed window to the front and side aspects and single radiator.

BEDROOM THREE - 2.16m x 2.67m (7'1" x 8'9")
With double glazed window to the rear aspect and single radiator.

BATHROOM - With double glazed window to the side aspect, low level WC, floating style vanity unit, side panelled bath with shower over and single radiator.

EXTERNALLY

GARDENS & PARKING - Externally the property sits on a corner plot overlooking green areas with front garden, double drive and an enclosed private lawned rear garden with patio.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - LJ/LS/STO260188/25032026

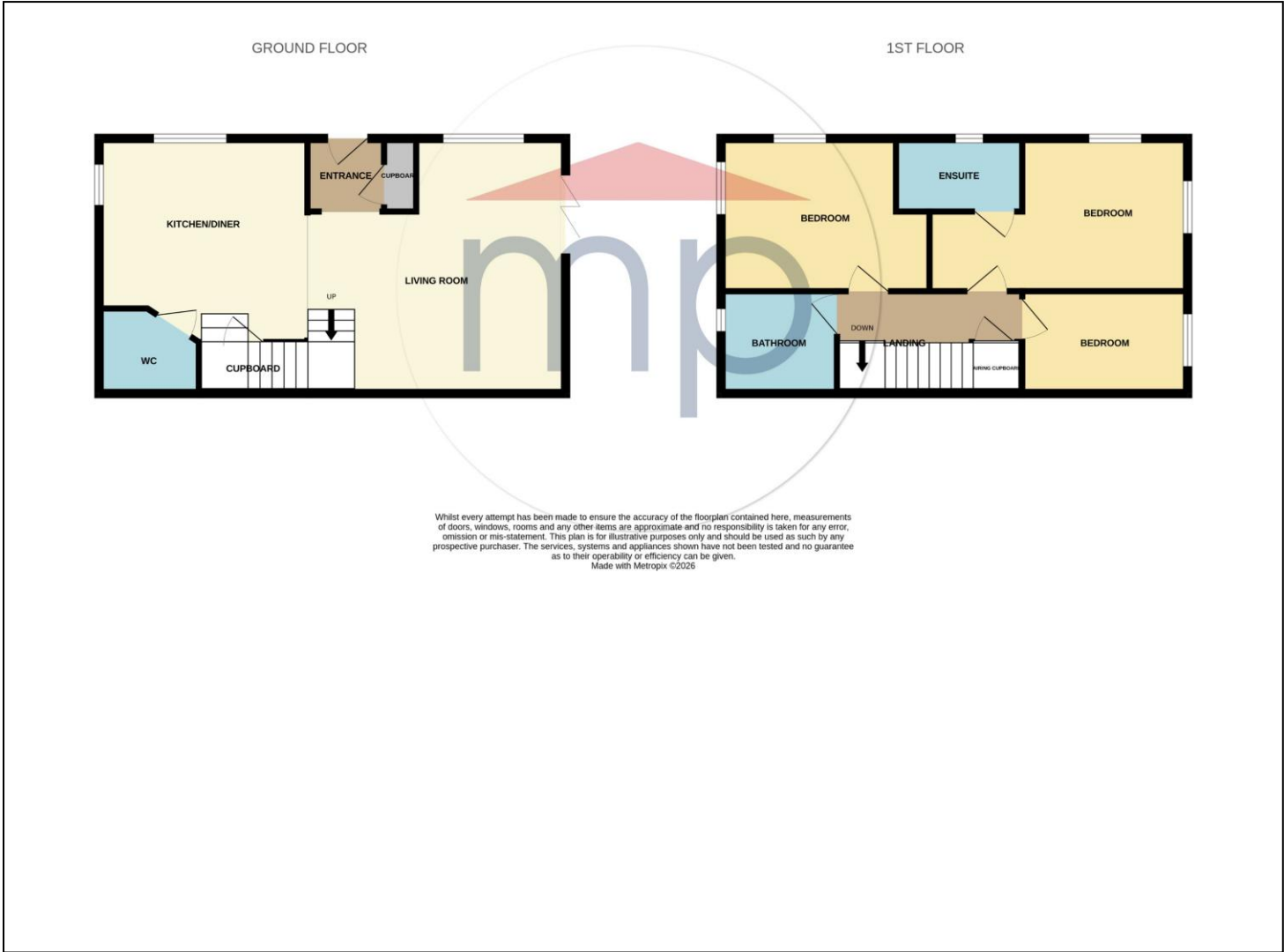
Council Tax Band: C **Tenure:** Freehold

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