

ALBERT ROAD, FAIRFIELD, STOCKTON-ON-TEES, TS19 7EW



- ▲ Detached three-bedroom bungalow
- ▲ Highly sought-after Fairfield location
- ▲ Stunning south-facing garden professionally landscaped by Wilkinson Landscapes
- ▲ Multiple seating and entertaining areas
- ▲ Contemporary kitchen-diner with French doors to the garden
- ▲ Quartz worktops and bespoke oak coffee station
- ▲ Spacious lounge
- ▲ Detached garage and ample parking

£325,000

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There are homes you simply live in, and there are homes that transform the way you live.

Set within one of Fairfield's most desirable residential locations, this good-sized three-bedroom detached bungalow offers a rare opportunity to enjoy single-level living without compromising on space, privacy or lifestyle.

The true heart of this home lies beyond the French doors.

Facing due south and professionally landscaped by the renowned Wilkinson Landscapes, the garden has been thoughtfully designed as a series of outdoor rooms, creating a private sanctuary that can be enjoyed throughout the day. Whether it's morning coffee beneath the timber pergola, relaxed afternoons on the lawn, or summer evenings entertaining family and friends on the extensive sandstone terraces, every aspect of the garden has been created to make the most of the sunshine and the seasons.

The seamless connection between the contemporary kitchen-diner and the outdoor entertaining space creates an exceptional flow rarely found in bungalow living. Open the doors and the garden becomes an extension of the home itself.

Inside, the accommodation is equally impressive. A welcoming entrance hall leads to a stylish kitchen-diner featuring quartz worktops, integrated appliances and a bespoke oak coffee station, while the comfortable lounge provides a cosy retreat overlooking the gardens. Three well-proportioned bedrooms and a modern family bathroom complete the accommodation.

Outside, the property benefits from generous off-street parking, a detached garage and beautifully established planting that provides colour, texture and interest throughout the year.

Perfectly suited to downsizers seeking quality without compromise, gardening enthusiasts, or buyers simply looking for a home where outdoor living takes centre stage, this is a property that offers far more than square footage alone.

It offers a lifestyle.

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

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GROUND FLOOR

ENTRANCE HALL - 4.45m x 1.65m (14'7" x 5'5")

With double glazed door and sidelight to the side aspect, twin radiator, large double door store cupboard, loft access with pull down ladder and large walk-in store cupboard with double glazed window to the side aspect.

KITCHEN DINER - 5.84m x 3.78m (max) (19'2" x 12'5" (max))

With engineered flooring, twin radiator, double glazed door to the side aspect, double glazed window to the rear aspect and double glazed French doors open to the rear garden. Modern fitted kitchen with Quartz worktops incorporating a sink and routed drainer with mixer tap, Zanussi electric hob, plumbing for washing machine, high level oven, integrated dishwasher and bespoke oak worktop/coffee station.

LIVING ROOM - 4.37m (14'4") x 3.53m (11'7") into alcoves

With double glazed window to the rear aspect, twin radiator and Adam style wooden fire surround with tiled back and hearth and inset living flame gas fire.

BEDROOM ONE - 3.2m x 4.06m (10'6" x 13'4")

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

BEDROOM TWO - 2.87m x 3.45m (9'5" x 11'4")

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

BEDROOM THREE - 2.36m x 2.18m (7'9" x 7'2")

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

BATHROOM - 2.5m x 2.18m (8'2" x 7'2")

With two double glazed windows to the side aspect, side panelled bath, vanity unit with cabinet below, low level WC, corner shower cubicle, chrome heated towel rail, tiled walls and floor, panelled ceiling and linen cupboard housing the combi boiler.

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AGENTS REF: - LJ/LS/STO260204/09062026

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

TO VIEW: Contact our Stockton office on

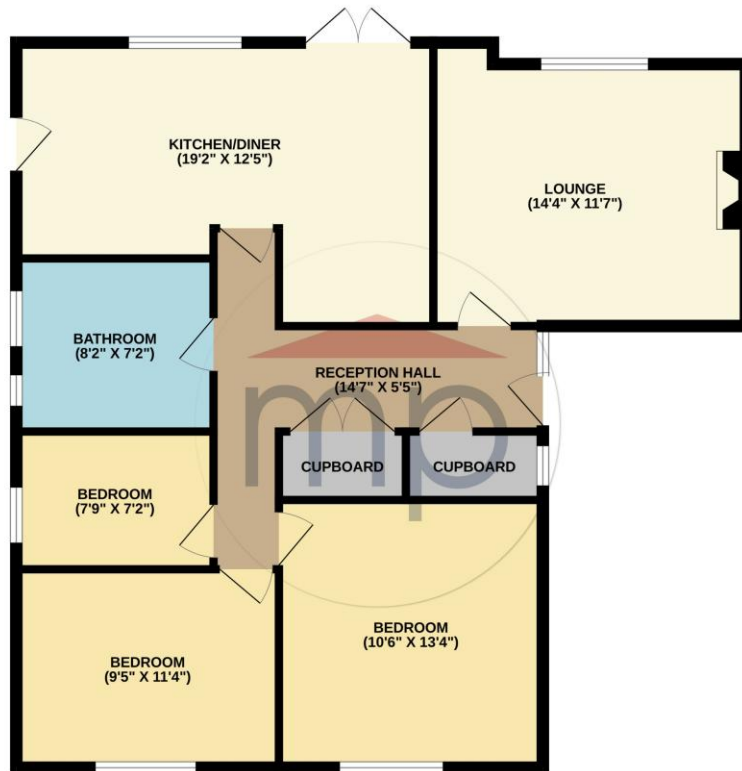
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