

## REDLAND CLOSE, HARTBURN, STOCKTON-ON-TEES, TS18 5PY



- ▲ Extended three bedroom semi-detached home
- ▲ Impressive open-plan kitchen/diner/family room with island
- ▲ Feature media wall and recessed lighting

- ▲ French doors to landscaped rear garden
- ▲ Utility room and ground floor WC
- ▲ Large block-paved driveway and garage
- ▲ Quiet cul-de-sac location in Hartburn

**£220,000**

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Hidden away in a quiet cul-de-sac, this is the kind of home that stops you in your tracks the moment you walk in.

This beautifully extended three-bedroom semi-detached home offers a lifestyle defined by space, style, and effortless modern living.

From the moment you arrive, the tone is set. A substantial block-paved driveway provides ample parking, while the smart frontage hints at the quality that continues throughout.

Step inside and the home truly comes to life. At its heart lies a spectacular open-plan kitchen, dining and family space — designed for the way we live today. A central island creates the perfect hub for morning coffee, casual dining, or entertaining, while sleek finishes, recessed lighting and a feature media wall bring a sense of contemporary luxury. French doors open seamlessly onto the garden, blurring the lines between indoor and outdoor living.

Whether you're hosting friends, enjoying family time, or simply unwinding at the end of the day, this space adapts beautifully to every occasion.

Practicality hasn't been overlooked either, with a separate utility room and ground floor W/C adding everyday convenience to this impressive layout.

Upstairs, three well-appointed bedrooms provide calm and comfortable retreats, complemented by a stylish family bathroom. Each room is thoughtfully presented, offering flexibility for growing families, home working, or guest accommodation.

Outside, the lifestyle continues. The rear garden has been designed with ease and enjoyment in mind, featuring composite decking and artificial lawn — perfect for relaxing, entertaining, and making the most of warmer months with minimal upkeep.

Set within a quiet, family-friendly cul-de-sac yet close to local amenities, schools and transport links, this is a home that perfectly balances privacy with convenience.

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

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## **GROUND FLOOR**

**ENTRANCE PORCH** - Composite entrance door to entrance porch with laminate flooring, single radiator and open to living room.

### **LIVING ROOM - 5.13m x 3.2m (16'10" x 10'6")**

With double glazed window to the front aspect, media wall, recessed ceiling lighting, modern radiator, feature glass balustrade to the first floor and open to extended kitchen/dining/family room.

### **KITCHEN/DINING/FAMILY ROOM - 5.61m (18'5") (max) x 4.95m (16'3") (max)**

With double glazed window and French doors to the rear garden and two modern vertical radiators. Superb range of modern fitted kitchen units including central island and incorporating an integrated fridge freezer, high level electric oven, induction hob with overhead extractor hood and glass splashback, inset sink and drainer unit with mixer tap, spotlights to ceiling, window lights and access to utility.

**UTILITY** - Fitted units with worktops incorporating a sink and drainer unit with mixer tap, plumbing for washing machine, single radiator, built-in cupboard and mosaic tiled splashback.

**GROUND FLOOR WC** - With double glazed window to the side aspect, low level WC and wash hand basin.

## **FIRST FLOOR**

**LANDING** - With double glazed window to the side aspect and radiator.

### **BEDROOM ONE - 3.25m x 3.05m (10'8" x 10')**

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

### **BEDROOM TWO - 3.2m x 2.72m (10'6" x 8'11")**

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

### **BEDROOM THREE - 2.36m x 2.03m (7'9" x 6'8")**

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

**BATHROOM** - With double glazed window to the side aspect, low level WC with hidden cistern, vanity unit with cabinet below, side panelled bath, shower area with bi-fold screen and drench style shower over, panelled splashbacks and vertical chrome towel rail.

## **EXTERNALLY**

**PARKING, GARDENS & GARAGE** - Externally there is a generous block paved double frontage and driveway for a number of vehicles and gated access to the low maintenance rear garden with composite decking, fitted astro turf and there is a timber clad garage with two wooden style doors.

**AGENTS REF:** - LJ/LS/STO260207/08042026

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

**TO VIEW:** Contact our Stockton office on

Tel: **01642 355000**



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