



## Leonard Ropner Drive, Fairfield, Stockton-On-Tees, TS19 7QQ

NO ONWARD CHAIN! An IMMACULATELY PRESENTED, upgraded five bedroomed property which must be viewed to appreciate the high standard of accommodation this superb family home has to offer. Situated on a corner position, with views over a green belt to the front, the property benefits from a South facing rear garden which has recently been landscaped to provide a beautiful outdoor space. Leonard Ropner Drive is located on a popular development in Fairfield within easy access of local schooling, shopping facilities, and the A66 is nearby for commuting. Internally, the much improved accommodation is spacious and comprises entrance hall with cloakroom/wc, lounge to the front with bay window and focal fireplace, stunning open plan kitchen/dining room, which is a light bright room and situated to the rear, fitted with an excellent range of units incorporating integrated double oven, hob and dishwasher, along with peninsular seating area. Sliding doors from the dining area lead out to the fantastic garden and a door from the kitchen leads to the utility along with second versatile reception room, which was the original double garage and currently utilised as a licensed business, having power, lighting and water supply, with the option to convert back to garage use if desired. Located on the first floor is a beautiful master bedroom suite with large refitted en-suite, having free standing bath and walk in shower enclosure. Bedroom two comes with an en-suite and there are three further bedrooms plus a modern family bathroom. The home is uPVC double glazed throughout and warmed via a combi gas central heating boiler installed three years ago along with Hive heating control system. To the front aspect, off road parking is available for three vehicles on the block paved driveway which was newly laid in 2022. The rear garden was landscaped also in 2022 and features a generous porcelain tiled patio, raised planters, composite decking area and lawn. This is a fantastic out

Asking Price £375,000



**ENTRANCE HALL**

**LOUNGE**

21'2" x 11'8" (6.45 x 3.56)

**KITCHEN/DINING**

29'3" x 11'3" (8.92 x 3.43)

**CLOAKROOM/WC**

5'7" x 3'3" (1.70 x 0.99)

**UTILITY ROOM**

12'2" x 5'3" (3.71 x 1.60)

**BATHROOM**

7'11" x 6'2" (2.41 x 1.88)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

17'4" x 14'0" (5.28 x 4.27)

**EN-SUITE**

13'11" x 8'5" (4.24 x 2.57)

**BEDROOM TWO**

11'11" x 10'7" (3.63 x 3.23)

With built in wardrobes.

**EN-SUITE**

8'3" max x 5'0" (2.51 max x 1.52)

**BEDROOM THREE**

9'11" x 8'10" (3.02 x 2.69)

With built in wardrobes.

**BEDROOM FOUR**

8'10" x 7'4" (2.69 x 2.24)

With built in wardrobes.

**BEDROOM FIVE**

8'8" x 8'7" (2.64 x 2.62)

**BATHROOM.**

7'11" x 6'2" (2.41 x 1.88)

**SECOND RECEPTION ROOM**

15'9" x 13'5" (4.80 x 4.09)

Originally the double garage.

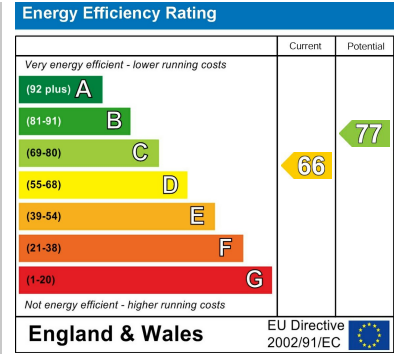




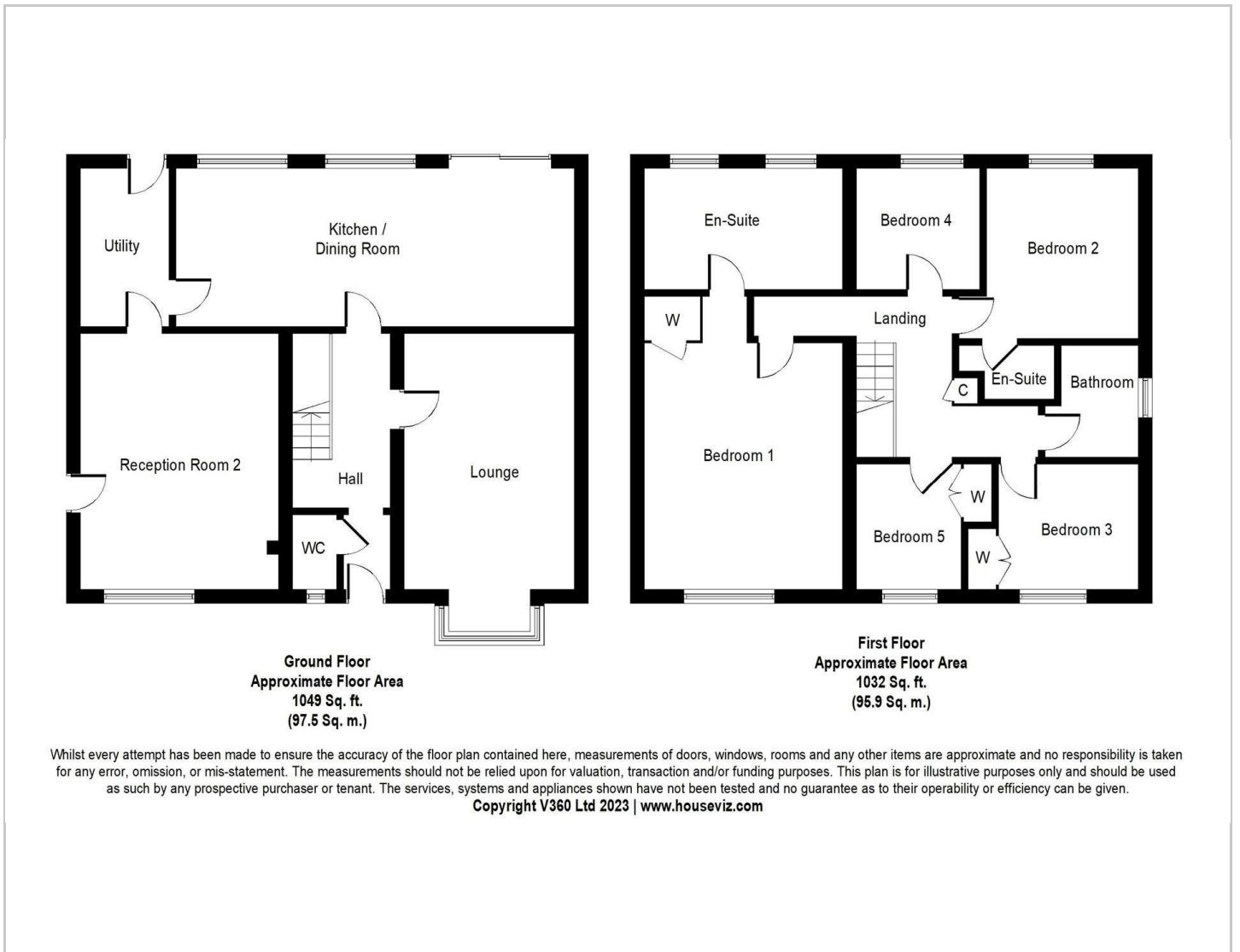
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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