



## High Farm Close, Carlton, Stockton-On-Tees, TS21 1AN

This FIVE BEDROOM DETACHED HOUSE is nestled within a small development of just five properties and is situated in the small village of Carlton where you can enjoy the best of both worlds having the peaceful ambience of village life while being just a short drive away from local towns and amenities.

Upon entering you step inside into an entrance hallway which provides access to the spacious lounge which features sliding doors opening into a conservatory, perfect for enjoying the outdoors from the comfort of your home. A dining room provides an excellent space for entertaining, while the well-equipped kitchen features integrated Bosch appliances, including a double oven and gas hob. Adjacent to the kitchen, you will find a utility room and a versatile study/playroom, making this property perfect for modern family living.

Upstairs, the first floor offers four generously sized double bedrooms, the master bedroom benefits from an en-suite bathroom and bedroom 2 provides access to an additional bedroom, a well appointed family bathroom completes the upper level. This property is equipped with a combi gas central heating boiler installed approximately in 2020, ensuring your comfort throughout the year. For added security and peace of mind, a security alarm system is in place, and the property is double glazed throughout.

The front of the property features a small gravelled garden and a block paved driveway with parking space for up to five cars. A double garage provides further parking and storage. To the rear, an enclosed garden offers a high degree of privacy, creating a perfect space for outdoor relaxation and entertaining.

Asking Price £425,000



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## PORCH/HALLWAY

## LOUNGE

13'9" x 22'9" (4.19 x 6.93)

## CONSERVATORY

11'2" x 13'0" (3.40 x 3.96)

## GROUND FLOOR WC

6'6" x 3'4" (1.98 x 1.02)

## DINING ROOM

11'5" x 11'7" (3.48 x 3.53)

## KITCHEN

10'11" x 14'4" (3.33 x 4.37)

## UTILITY

7'9" x 11'11" (2.36 x 3.63)

## STUDY

9'9" x 7'8" (2.97 x 2.34)

## LANDING

## BEDROOM 1

11'0" x 14'4" (3.35 x 4.37)

## EN SUITE

4'3" x 5'3" (1.30 x 1.60)

## BEDROOM 2

12'1" > 10.9" x 11'6" (3.68 > 3.32 x 3.51)

## BEDROOM 5

18'1" x 14'3" (5.51 x 4.34)

## BEDROOM 3

8'2" x 13'10" (2.49 x 4.22)

## BEDROOM 4

14'3" x 8'1" (4.34 x 2.46)

## BATHROOM

6'7" x 10'9" (2.01 x 3.28)

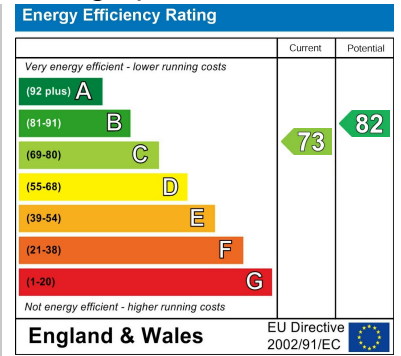




## Map



## 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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