



## Burn Wood Court, Long Newton, Stockton-On-Tees, TS21 1PL

NO ONWARD CHAIN!! Welcome to your dream home in Long Newton! Nestled in a charming cul-de-sac, this IMPRESSIVELY EXTENDED semi-detached family abode offers the epitome of village living with modern comforts.

Accommodation is spread across three floors, with a combi gas central heating system and double-glazed windows throughout. The ground floor beckons with a welcoming hallway, a cosy sitting room, a versatile study, and a convenient ground floor WC. The heart of the home lies in the open-plan kitchen/dining/lounge area, featuring 3 sets of triple bi-fold doors and a snug log burning stove for those winter evenings.

Ascending to the first floor reveals a family bathroom and FOUR DOUBLE BEDROOMS, one with an en suite shower room. The third floor unveils a loft conversion providing a generous master bedroom with its own en-suite.

Outside, a double-width block paved driveway provides parking for a number of vehicles and leads to a garage with an electric remote-controlled door, while the rear offers a summerhouse, lawned garden and patio area overlooking picturesque countryside, with the majestic Cleveland Hills in the distance.

Excellent educational facilities are provided by St Mary's Primary School which is a short stroll from the property and Egglecliffe Secondary School/Sixth Form College are a short drive away. Coatham Stobbs Nature Reserve is within walking distance for dog walkers or anyone looking to enjoy a stroll through the countryside. The nearby A66 provides ease of access to the North and South and the popular Teesside Retail Park.

Don't miss out on this rare opportunity to own a beautiful home in a beautiful Village - book your viewing appointment today !

Offers In Excess Of £335,000



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HALL

CLOAKROOM/WC

7'2" x 2'11"

KITCHEN/DINING AREA

17" x 18'3"

LIVING ROOM

15" x 11'11"

STUDY

8'8" x 2'4"

SITTING ROOM

13'2" x 12'3"

LANDING

BEDROOM TWO

12'3" x 11'1"

BATHROOM/WC

5'9" x 8"

BEDROOM THREE

12" x 11"

ENSUITE

12'1" x 3"

BEDROOM FOUR

10" x 11'5"

BEDROOM FIVE

12'1" x 7'10"

LANDING

ENSUITE

9'11" x 7'4"

BEDROOM ONE

14'9" x 26'6"



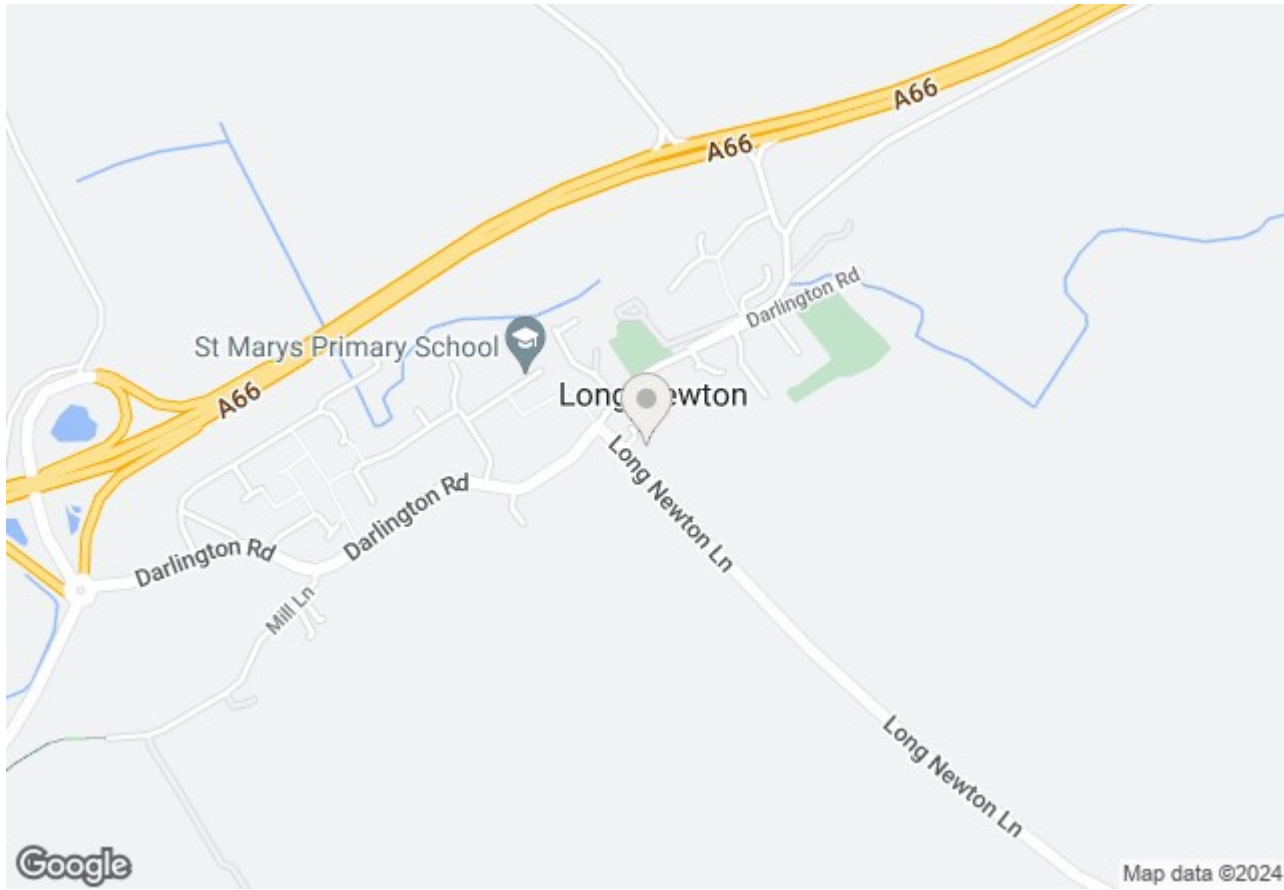
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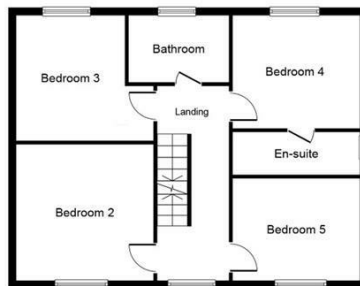
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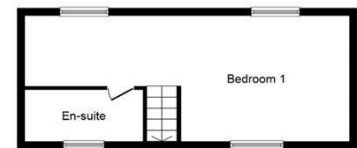
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**Ground Floor**



**First Floor**

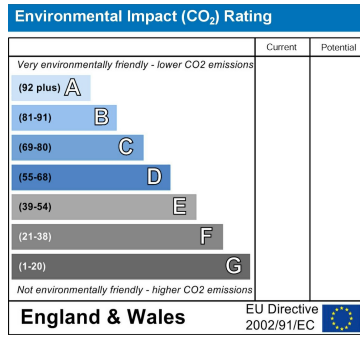
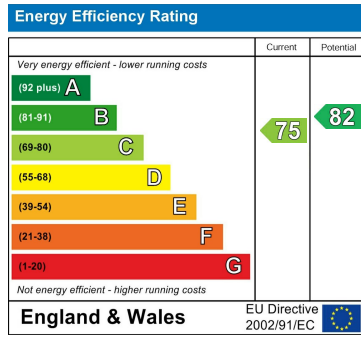


**Second Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## VIEWING

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

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