



Snowdrop Close, Stockton-On-Tees, TS19 8FG

An impressive 4 bedroom detached family home situated in a cul de sac on the popular Cypress Gate development.

The well presented accommodation briefly includes an entrance hallway, cloaks/WC, lounge with large bay window, dining area with double doors to the garden, and a kitchen/breakfast room with 7 burner range cooker, integrated dishwasher and fridge plus breakfast bar and also featuring a large bay window overlooking the rear garden. At upper level there are 4 good sized bedrooms, an en suite shower room and the family bathroom, both fitted to a modern standard. Externally there is a south facing rear garden with lawn and patio areas to enjoy summer.

At the front there is a double width block paved drive leading to a double garage. Gas Central Heating is fitted and windows are uPVC double glazed. Cypress Gate is well placed for local schools, shops and public transport. There is also good access to commuting routes throughout Teesside and beyond.

Asking Price £274,000



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HALL

LOUNGE

11'11" x 16'11" (3.63m x 5.16m)

DINING ROOM

11'11" x 8'11" (3.63m x 2.72m)

KITCHEN

12'3" x 14'6" (3.73m x 4.42m)

WC

4'10" x 2'7" (1.47m x 0.79m)

LANDING

BEDROOM ONE

11" x 12'9" (3.35m x 3.89m)

ENSUITE

5'7" x 5'7" (1.70m x 1.70m)

BEDROOM TWO

10'8" x 10'4" (3.25m x 3.15m)

BEDROOM THREE

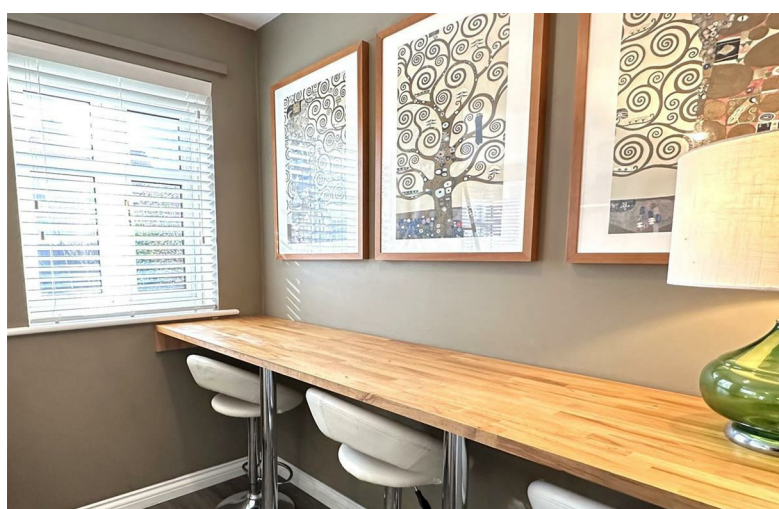
7'11" x 11" (2.41m x 3.35m)

BEDROOM FOUR

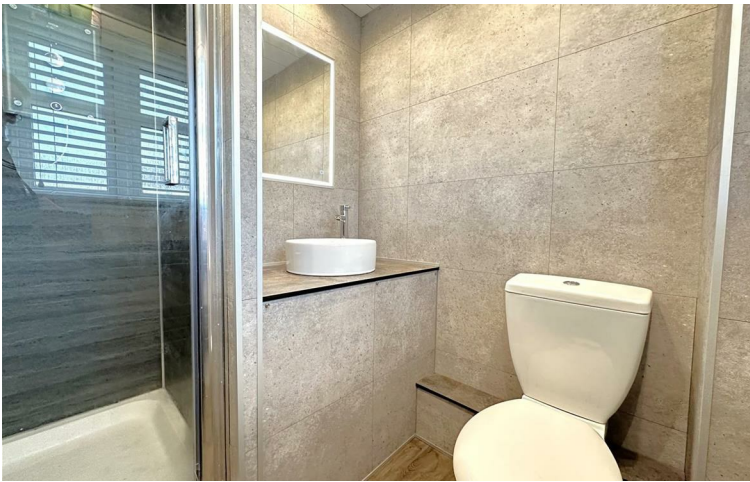
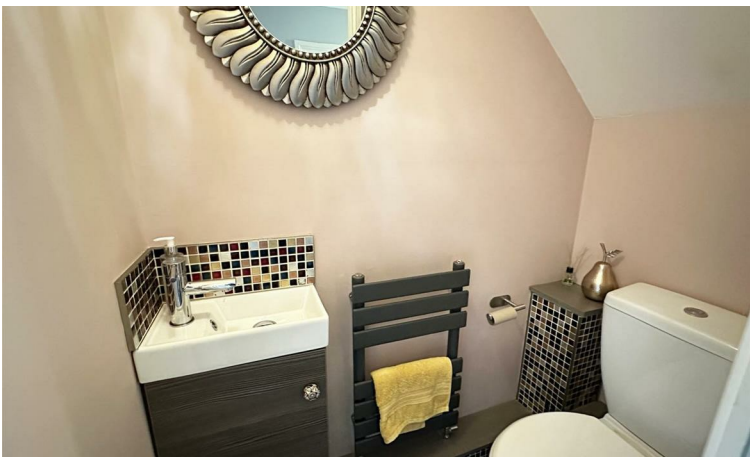
10'8" x 8'11" (3.25m x 2.72m)

BATHROOM

6'9" x 5'3" (2.06m x 1.60m)



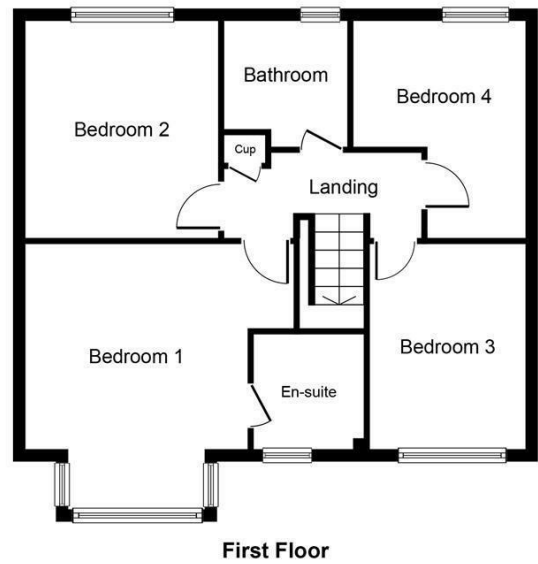
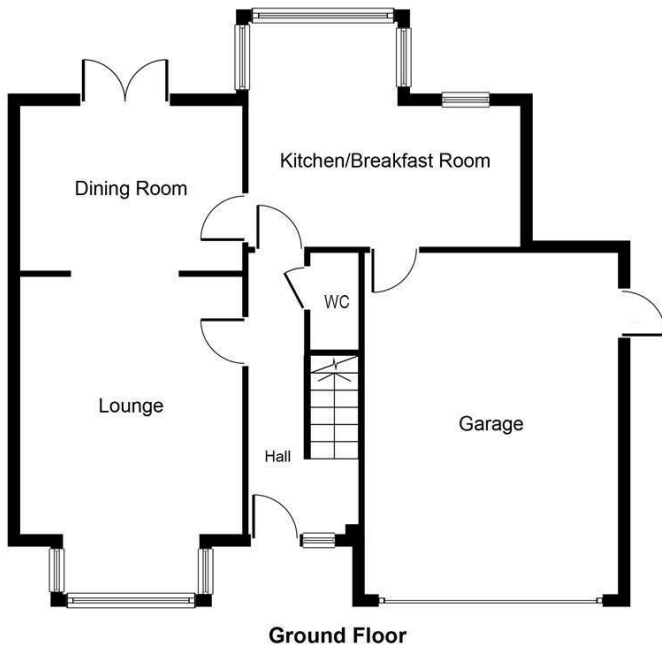
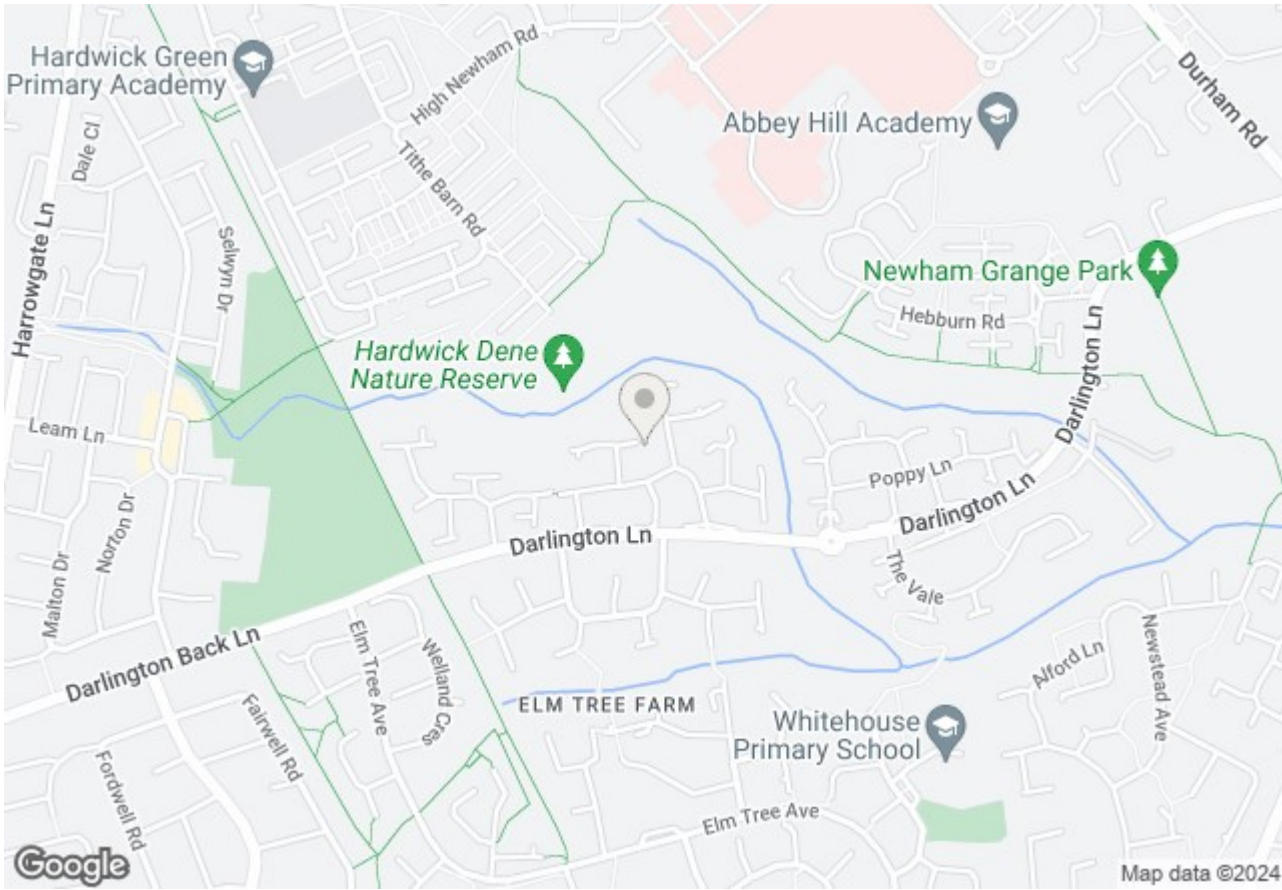
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

VIEWING

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

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