



## Columba Road, Stockton-On-Tees, TS18 3FG

STUNNING FOUR BEDROOMED DETACHED HOUSE, which is IMMACULATELY PRESENTED to show home standard throughout. This magnificent family home is situated at the end of a cul de sac on the modern Queensgate Development which lies between Hartburn and Yarm with Preston Park and Museum, Ropner Park and a Lidl Supermarket all within walking distance.

Stepping inside, the accommodation has light fresh decoration and the entrance hall provides access to a cloakroom/wc, lounge with French doors leading out to the generous rear patio, and a superb 'L' shaped kitchen/dining family room. The kitchen is fitted with an extensive range of contemporary grey units incorporating built in electric oven and gas hob, integrated fridge, freezer, automatic washer and dishwasher. The dining/family area provides a flexible living space with French doors opening out to the rear garden and allowing for lots of natural light to flow through. Moving to the first floor the landing provides access to the master bedroom with en-suite shower room, three further bedrooms and a family bathroom/wc.

To the front of the property is a lawned garden and driveway leading to a single garage allowing for ample off road parking. There is a good sized enclosed garden to the rear with lawn and recently laid extensive paved patio area featuring a pergola. Built by Bellway Homes, the property is still under the NHBC builders' warranty and is conveniently positioned within close proximity to the A66 and good transport links for commuting.

Viewings are essential to appreciate.

Offers Over £270,000



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ENTRANCE HALL

LOUNGE  
10'5" x 20'9"

KITCHEN  
8'9" x 12'3"

DINING/ FAMILY ROOM

W/C

LANDING

MASTER BEDROOM  
12'0" x 10'8"

ENSUITE  
4'6" x 7'1"

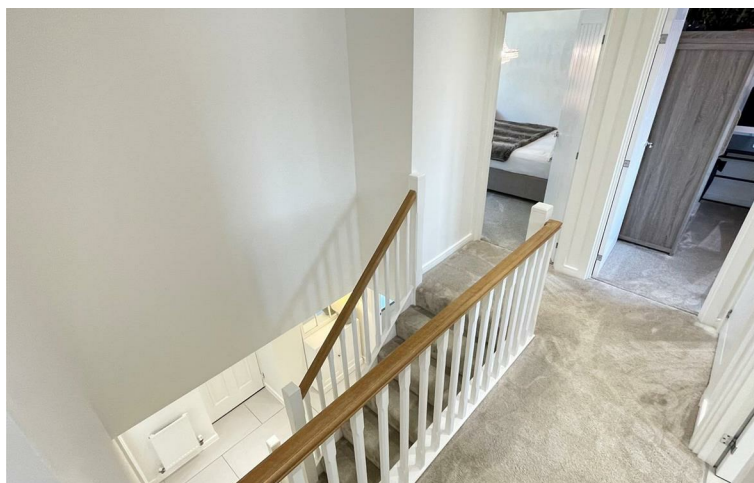
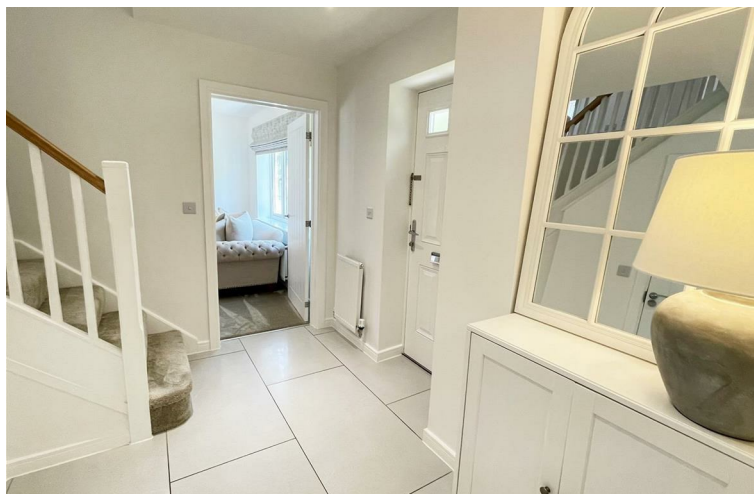
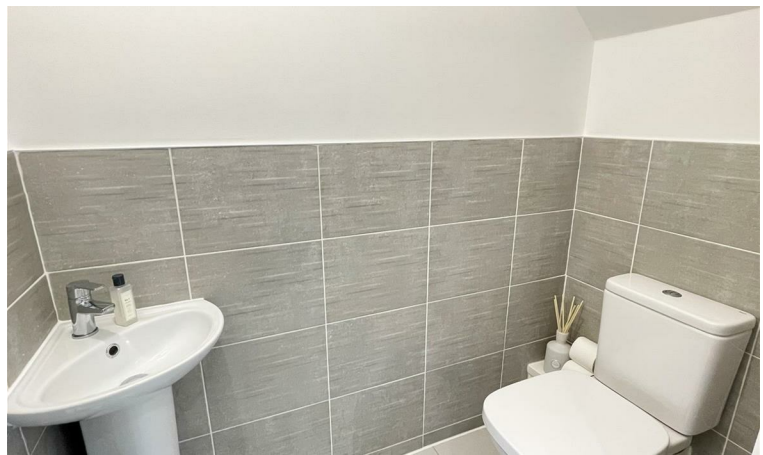
BEDROOM TWO  
11'9" x 9'8"

BEDROOM THREE  
8'6" x 10'0"

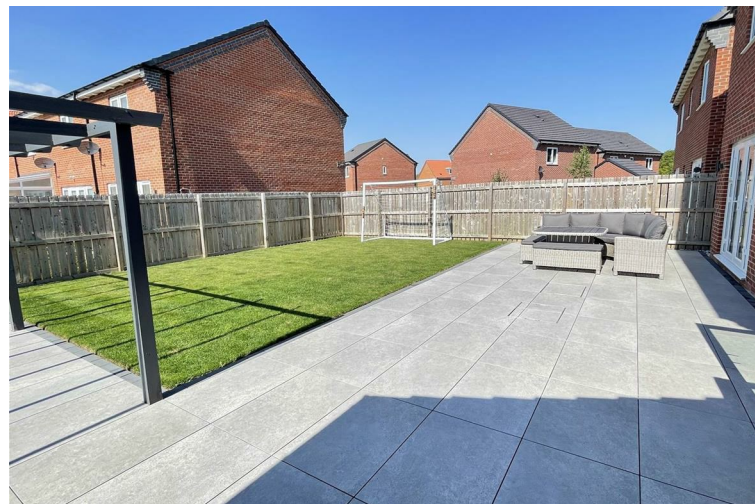
BEDROOM FOUR  
7'7" x 10'7"

FAMILY BATHROOM  
7'2" x 5'7"

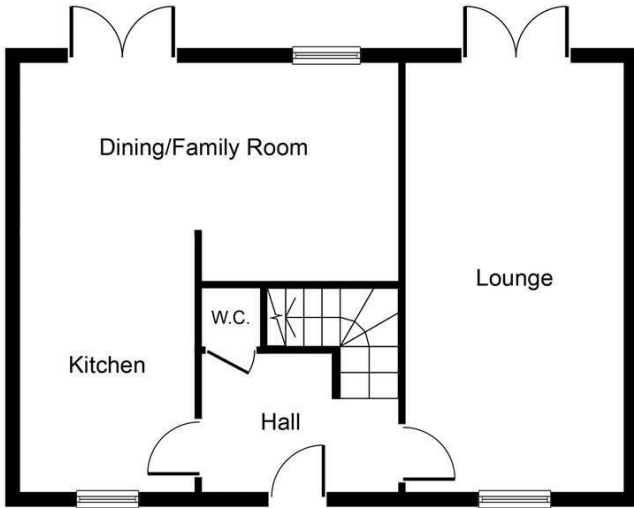
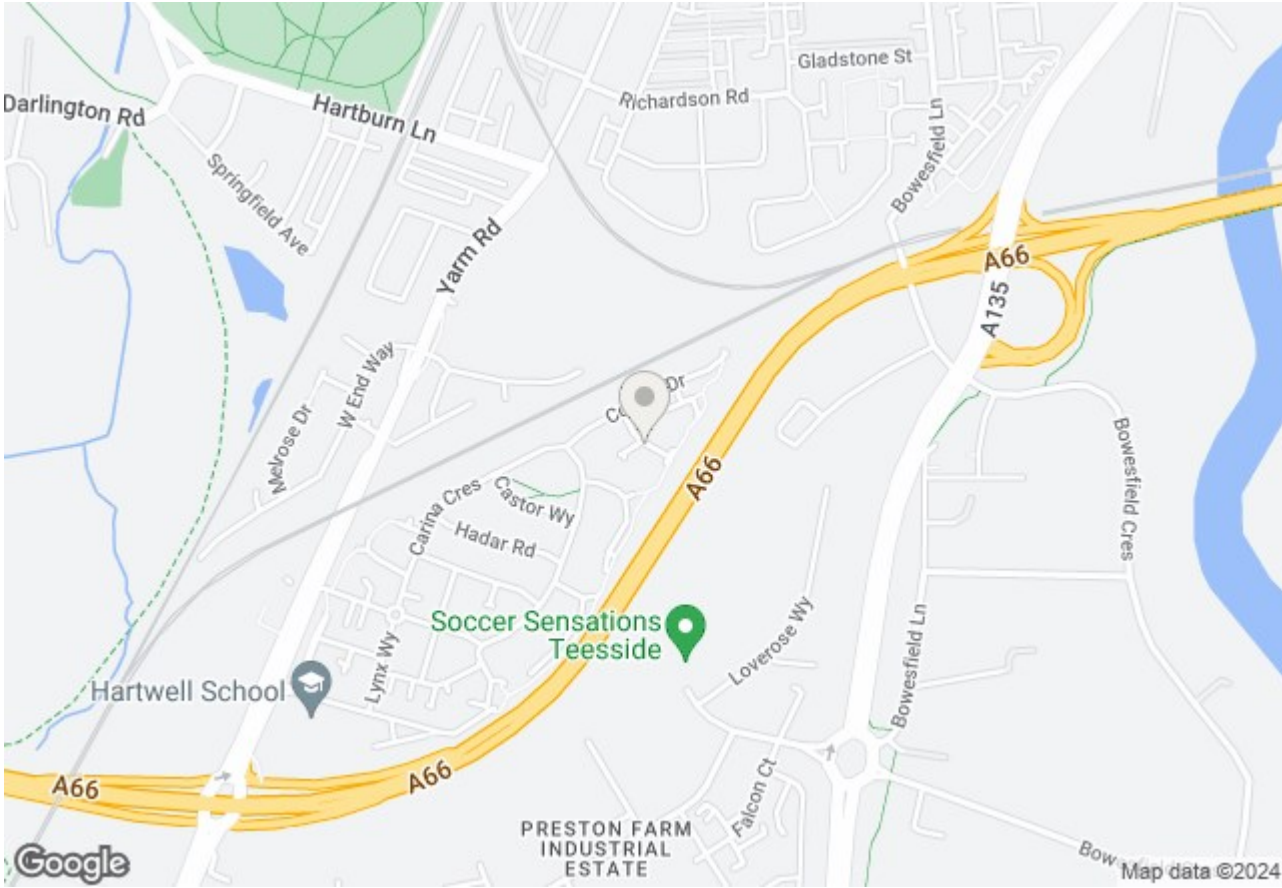




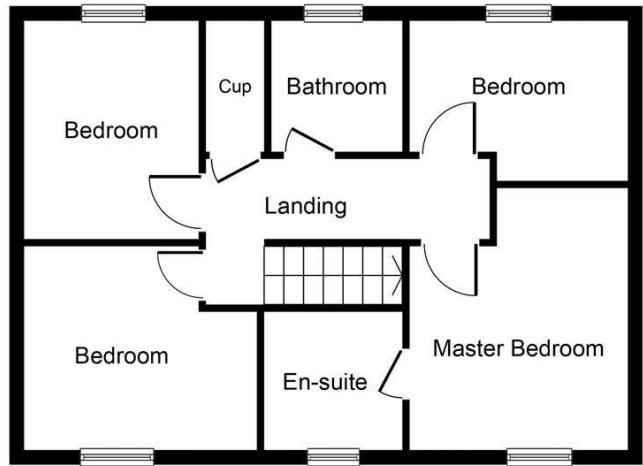
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**Ground Floor**

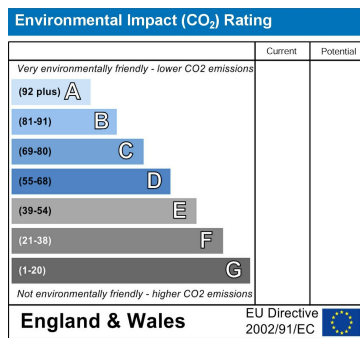
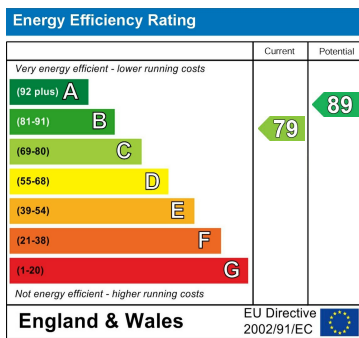


**First Floor**

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. 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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