



## Gentian Way, Stockton-On-Tees, TS19 8FH

Available with NO ONWARD CHAIN, this fantastic detached, four bedroom home offers excellent family accommodation on a popular development, located close to reputable schools, shops and Newham Grange Park.

The ground floor accommodation comprises entrance hall, spacious lounge and dining area with French doors leading to the conservatory. There is a modern kitchen featuring sleek high gloss units, integrated double oven, gas hob, stainless steel extractor fan, utility room and WC.

Upstairs, the master bedroom includes built-in wardrobes and en-suite wet room, good sized second bedroom also with built in wardrobes, two further bedrooms and family bathroom.

Externally, the paved front drive has parking space for 3 cars, and the lawned south facing rear garden features decking.

Asking Price £229,950

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HALL

LOUNGE/DINING

23'10" x 10'6" (7.26m x 3.20m)

CONSERVATORY

11'1" x 8'9" (3.38m x 2.67m)

KITCHEN

9'6" x 13'7" (2.90m x 4.14m)

WC/UTILITY

7'6" x 8" (2.29m x 2.44m)

LANDING

BEDROOM ONE

12'2" x 8'9" (3.71m x 2.67m )

ENSUITE

7'11" x 5'11" (2.41m x 1.80m)

BEDROOM TWO

8'4" x 10'1" (2.54m x 3.07m)

BEDROOM THREE

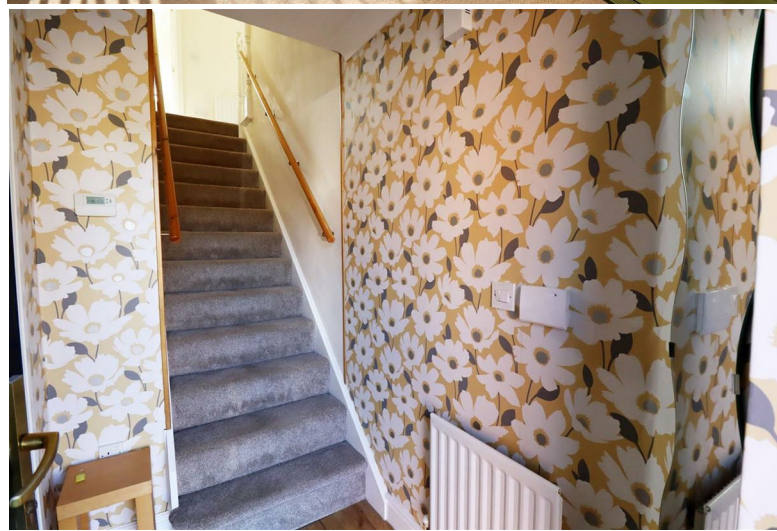
9'5" x 7'7" (2.87m x 2.31m)

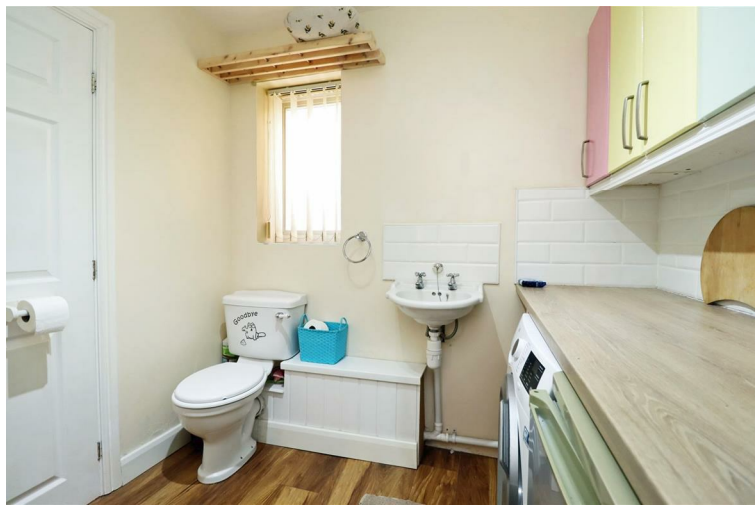
BATHROOM

6'9" x 5'7" (2.06m x 1.70m)

BEDROOM FOUR

9'1" x 7'5" (2.77m x 2.26m)

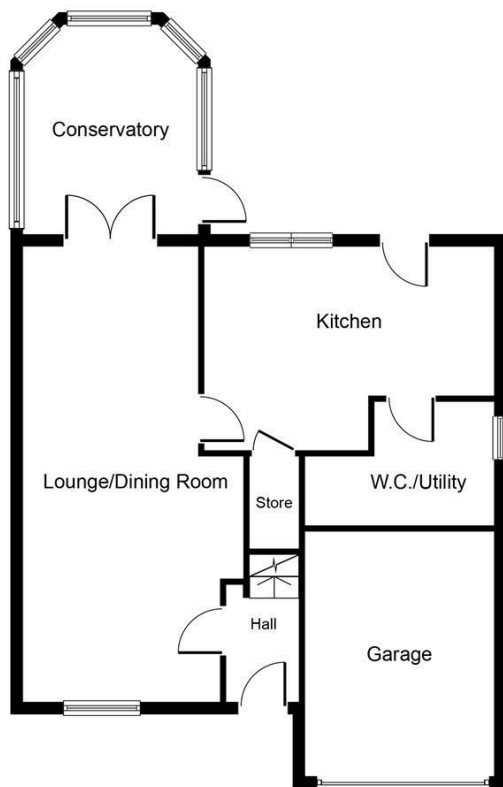
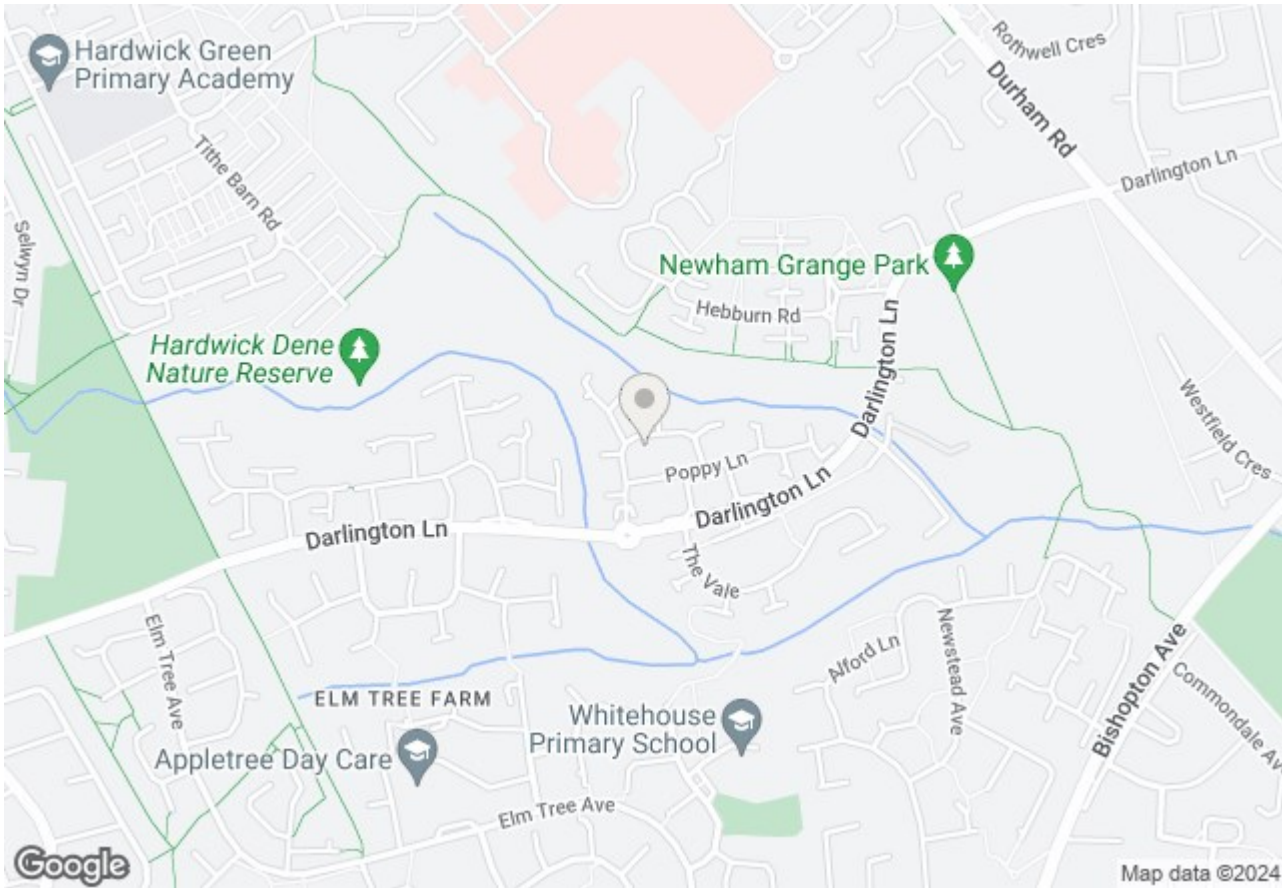




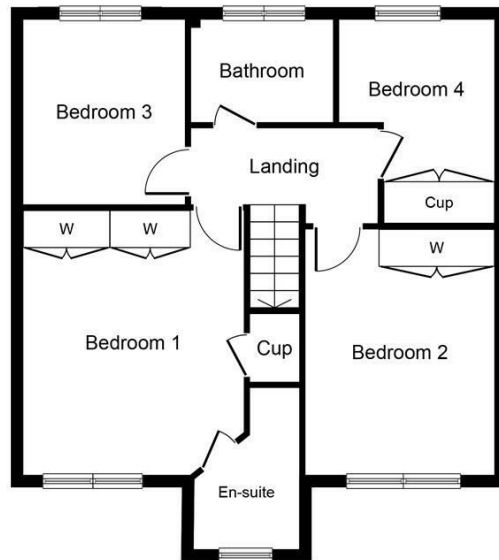
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**Ground Floor**

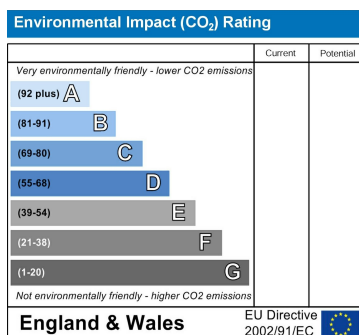
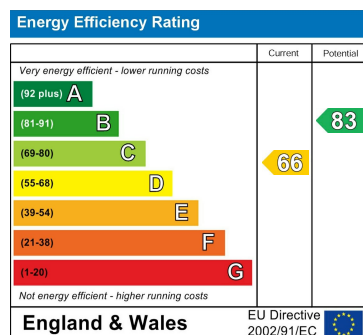


**First Floor**

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. 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.