



## Greens Lane, Hartburn, Stockton-On-Tees, TS18 5HP

Immaculately presented is this four bedroom, semi-detached family home with garage and southerly facing rear garden, situated in a desirable location in Hartburn.

The accommodation comprises of a welcoming entrance hall, featuring a beautiful oak and glass staircase, leading through to the spacious lounge hosting a bay window and attractive gas fireplace, the dining room and separate kitchen. This modern, stylish kitchen is wonderfully planned, with no expense spared. It boasts elegant Dekton worktops and a wide variety of units, including a central bespoke breakfast island. Additionally, it comes equipped with many appliances, such as a Neff double oven, warming drawer, induction hob with extractor fan, microwave, fridge, freezer, dishwasher, wine fridge, and Quooker tap. Completing this fabulous kitchen is underfloor heating, designer lighting, orangery roof and bifold doors leading out to the garden. The separate utility room offers an extra sink, further storage space, and plumbing for a washer and dryer. Upstairs are three bedrooms to the first floor, one having fitted wardrobes and one with an ensuite. A fourth bedroom with Velux **D** window and office space is located on the second floor accessed via a paddle staircase. The family bathroom enjoys a freestanding bath with a rainfall shower overhead. Combi gas central heating and recently installed double glazed windows complement this stunning property.

Externally to the front find a driveway for multiple cars, with electric charging point, leading to the garage and lawned garden. To the rear is a garden with lawn, composite decking, a shed with electric and remote controlled awning. The garden enjoys a sunny aspect during the day and is softly lit with outside lights at night.

Conveniently located close to popular schools, many amenities including Hartburn Village, which is just a short walking distance away, and commuter links via the A66, this wonderful home will appeal to many.

4

2

2

£290,000



# Greens Lane, Hartburn, Stockton-On-Tees, TS18 5HP HALL

LOUNGE  
11'11 x 12'3 (3.63m x 3.73m)

DINING ROOM  
11'8 x 13' (3.56m x 3.96m)

KITCHEN  
16'5 x 13'7 (5.00m x 4.14m)

UTILITY  
8'9 x 9'4 (2.67m x 2.84m)

LANDING

BEDROOM ONE  
14'9 x 9'9 (4.50m x 2.97m)

BEDROOM TWO  
9 x 9'6 (2.74m x 2.90m)

EN-SUITE  
6'5 x 2'5 (1.96m x 0.74m)

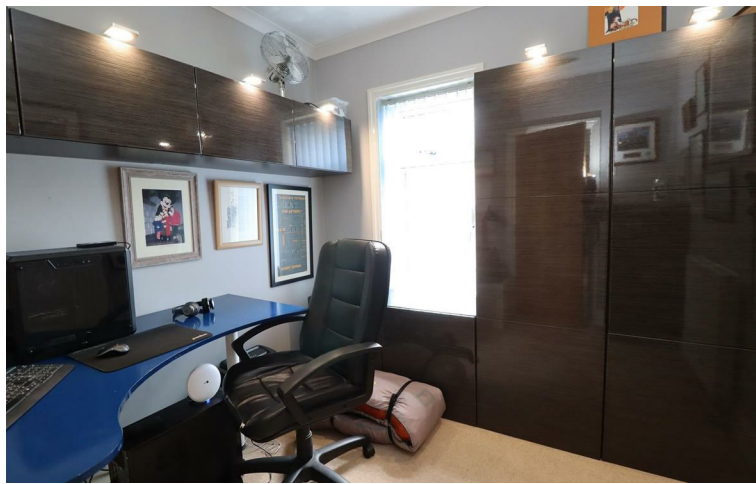
BEDROOM THREE  
8'9 x 8'7 (2.67m x 2.62m)

BATHROOM  
8'2 x 6'5 (2.49m x 1.96m)

LOFT BEDROOM FOUR  
10'6 x 11'7 (3.20m x 3.53m)

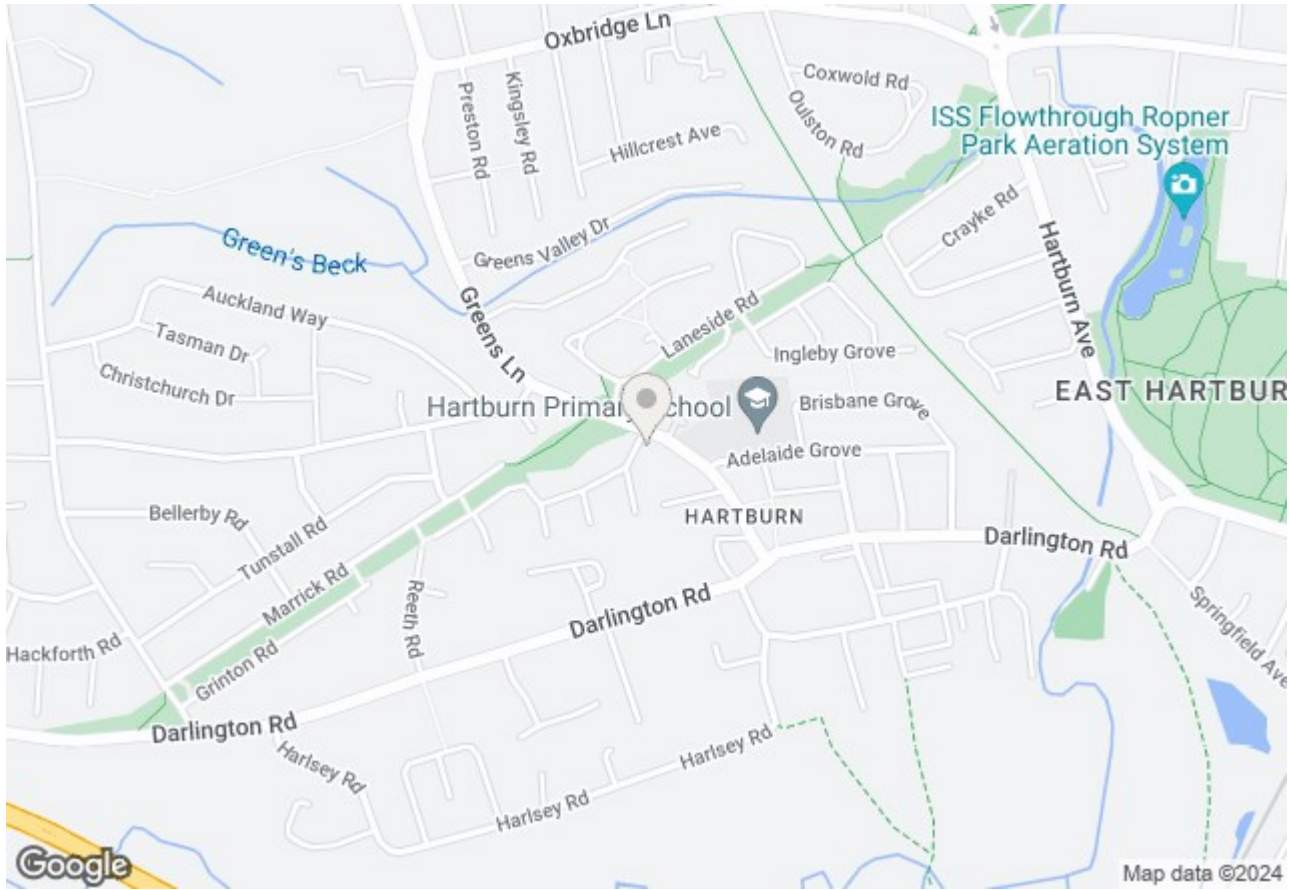


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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# Greens Lane, Hartburn, Stockton-On-Tees, TS18 5HP

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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