



Meridian Way, Stockton-On-Tees, TS18 4QH

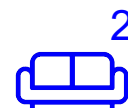
This impressive, extended four bedroom detached provides modern and flexible family living space and is nicely positioned within the ever popular Bramley Green development. Conveniently placed close to local reputable schooling, along with Stockton Sixth Form College, and is within close proximity of Sainsburys Supermarket this will prove to be a popular family home.

Internally the accommodation is well presented and benefits from new carpets and fresh decoration to many rooms. From the entrance porch is a spacious lounge, which leads through to the fantastic kitchen/dining space. In addition, a bright and cosy family room has been created out of the original garage. The contemporary kitchen is fitted with an excellent range of modern high gloss units, including a peninsular island/breakfast bar, and a wide selection of integrated appliances including oven, gas hob, dishwasher, twin freezers and twin fridges. From the dining area, French doors lead out to the rear garden. Velux windows flood the area with light. Completing the ground floor is a utility area which conceals a space for the washer machine and dryer and offers additional worktop space. A W/C completes the downstairs living space.

The first floor provides four well proportioned bedrooms with the master bedroom having the benefit of an en-suite with a large shower cubicle. Two bedrooms include built in wardrobe space. There is a modern family bathroom with shower and screen over the bath. Finally, this property also benefits from a Nest smart heating system and a security alarm.

Outside to the front is a lawned garden and off road parking on the double width driveway. To the rear is an enclosed lawned garden.

£280,000



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PORCH

LOUNGE

17'3 x 11'8 (5.26m x 3.56m)

KITCHEN/DINING/FAMILY ROOM

26'3 x 19'4 (8.00m x 5.89m)

UTILITY

5'6 x 4'3 (1.68m x 1.30m)

CLOAKROOM/WC

LANDING

MASTER BEDROOM

11'5 x 11'10 (3.48m x 3.61m)

EN-SUITE

9'3 x 5'7 (2.82m x 1.70m)

BEDROOM TWO

9'7 x 16'1 (2.92m x 4.90m)

BEDROOM THREE

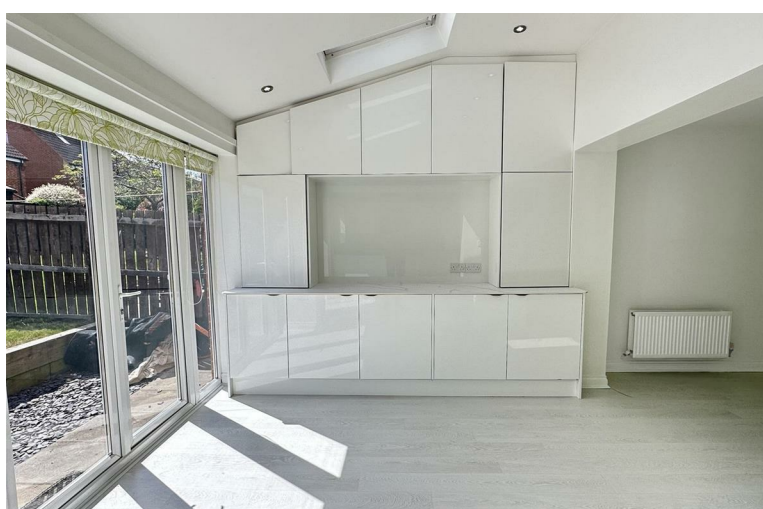
9'4 x 10'5 (2.84m x 3.18m)

BEDROOM FOUR

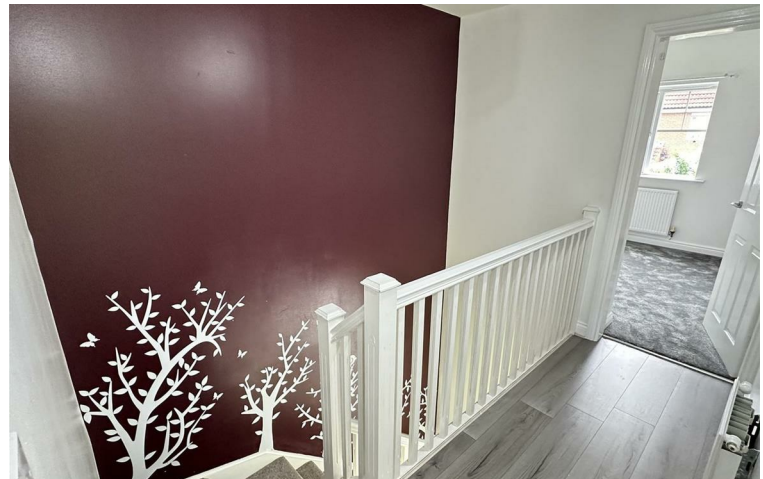
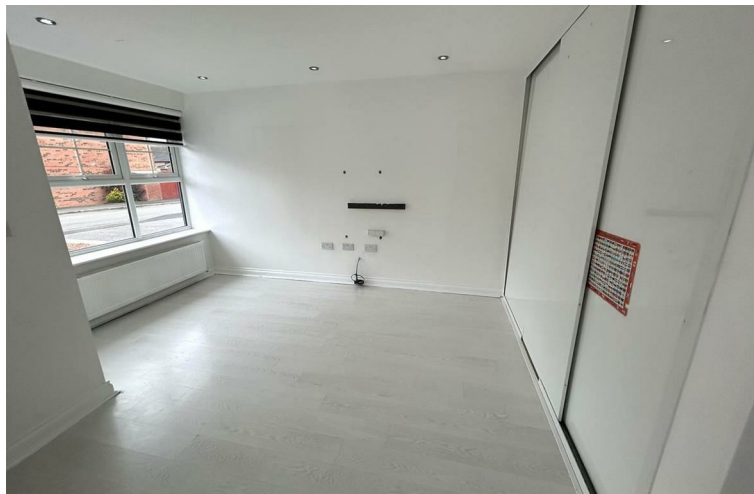
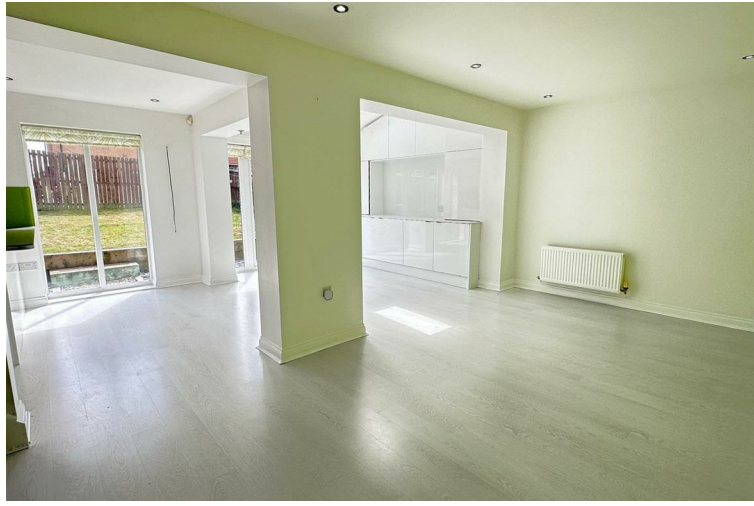
11'5 x 7'8 (3.48m x 2.34m)

BATHROOM

7'8 x 6'4 (2.34m x 1.93m)



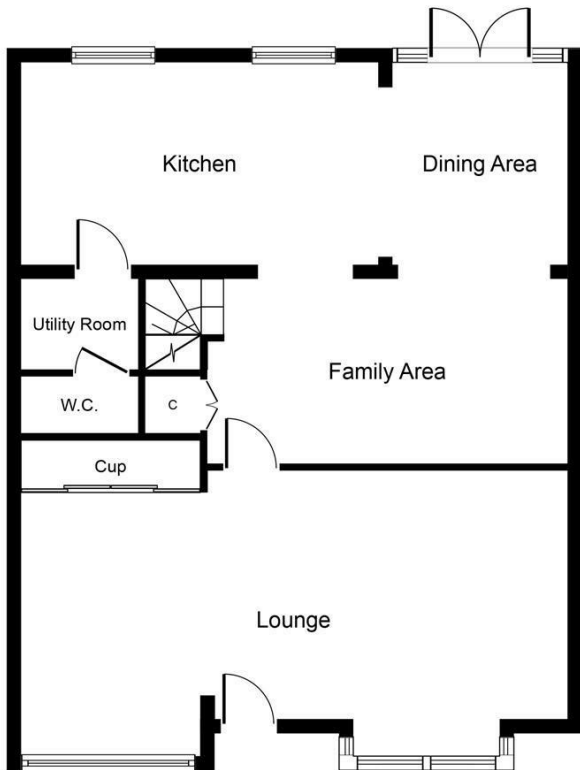
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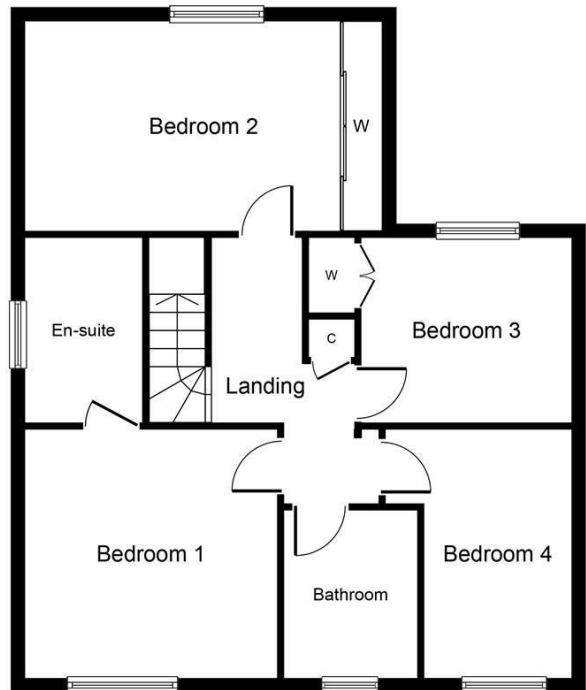
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Ground Floor



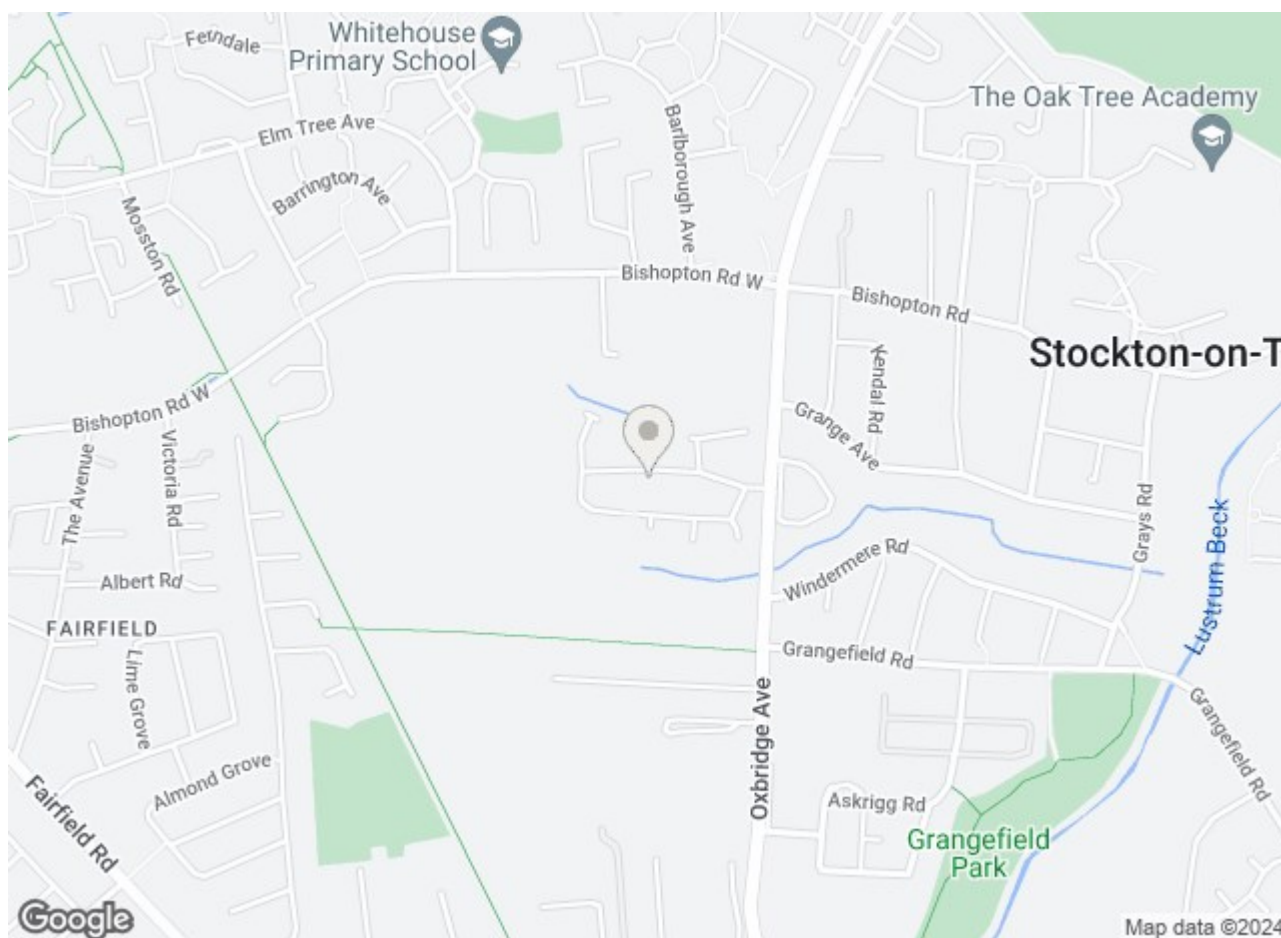
First Floor

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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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		78	85
	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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