



Darlington Road, Hartburn, Stockton-On-Tees, TS18 5BD

An OUTSTANDING FOUR BEDROOM DETACHED HOUSE which oozes quality and style throughout. Impressively EXTENDED TO THE SIDE AND REAR, the re-modelled accommodation has been upgraded with attention to detail, evident as soon as you enter the entrance hall with its on-trend panelling and contrasting dark open spindle staircase. The lounge, with bay window and log burning stove, is an inviting reception room but the open plan kitchen/family room/dining area really steals the show. This bright area, featuring bi-folding doors and Velux roof windows, an extensively fitted kitchen with integrated appliances including a hob to the central island and slimline worktops, plus a second log burner to the dining area. Ground floor accommodation also includes a utility and cloaks/WC. Upstairs, you will find a master bedroom with en-suite shower room, two further double bedrooms, a single bedroom and the modern family bathroom.

Externally, there are front and rear gardens, the rear with a sunny south facing aspect to make the most of the bi-fold doors. Much of the site has been designed with low maintenance in mind. There is a drive for offroad parking, and large single garage. A highlight of the property is the converted outbuilding equipped with lighting and heating, which is an ideal home office, studio, gym, or relaxing chill-out space.

Situated in sought-after Hartburn Village, this family home is close to shops, village pub, highly regarded schools and is close to the A66 for easy commuting. uPVC double glazing and gas central heating complete the package.

Offers Over £430,000

HALL

LOUNGE

14'7" x 11'11" (4.45m x 3.63m)

KITCHEN/LIVING SPACE

18'10" x 15'11" (5.74m x 4.85m)

UTILITY ROOM

7'9" x 4'10" (2.36m x 1.47m)

WC

4'5" x 3'10" (1.35m x 1.17m)

DINING ROOM

12'3" x 10'9" (3.73m x 3.28m)

LANDING

BEDROOM ONE

14'5" x 8'11" (4.39m x 2.72m)

ENSUITE

6'4" x 4'5" (1.93m x 1.35m)

BEDROOM TWO

14'8" x 11' (4.47m x 3.35m)

BEDROOM THREE

12'2" x 10'9" (3.71m x 3.28m)

BEDROOM FOUR

8'8" x 7'9" (2.64m x 2.36m)

BATHROOM

7'7" x 6'4" (2.31m x 1.93m)

GARAGE

19'8" x 9'3" (5.99m x 2.82m)

STORE ROOM/GYM

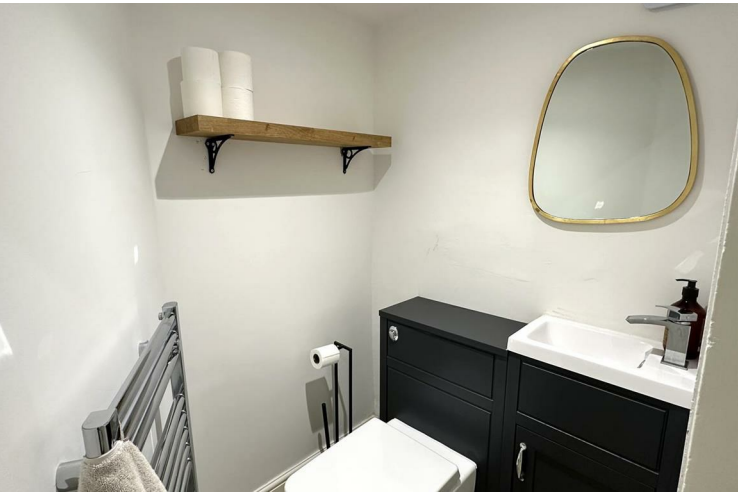
15' x 7'1" (4.57m x 2.16m)

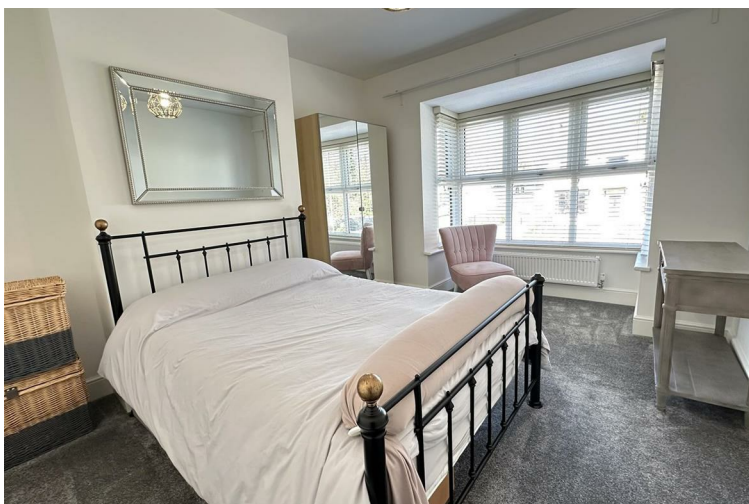
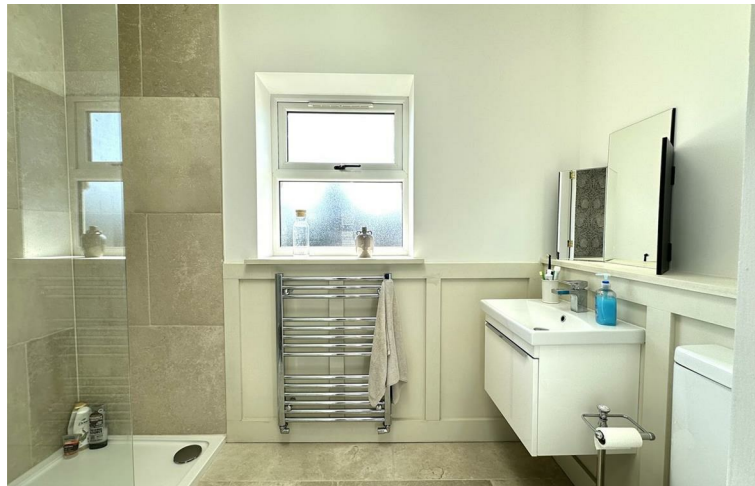
AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



Darlington Road, Hartburn, Stockton-On-Tees, TS18

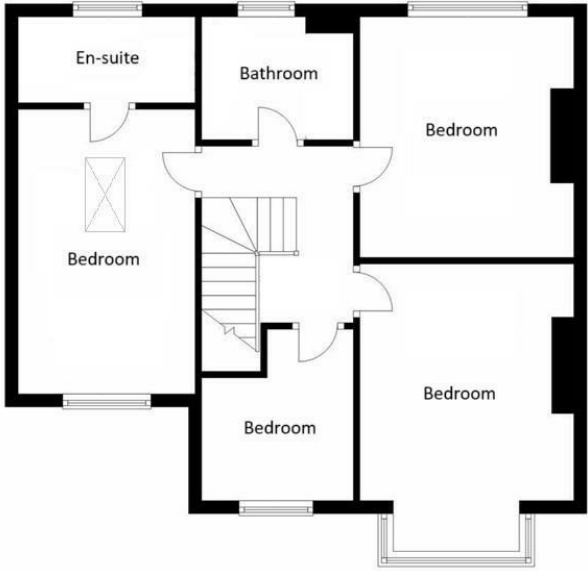
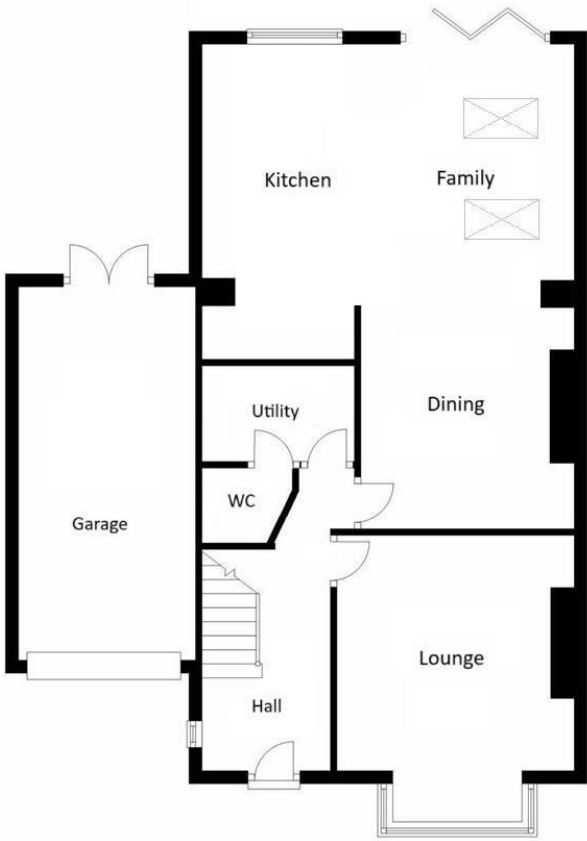




Darlington Road, Hartburn, Stockton-On-Tees, TS18

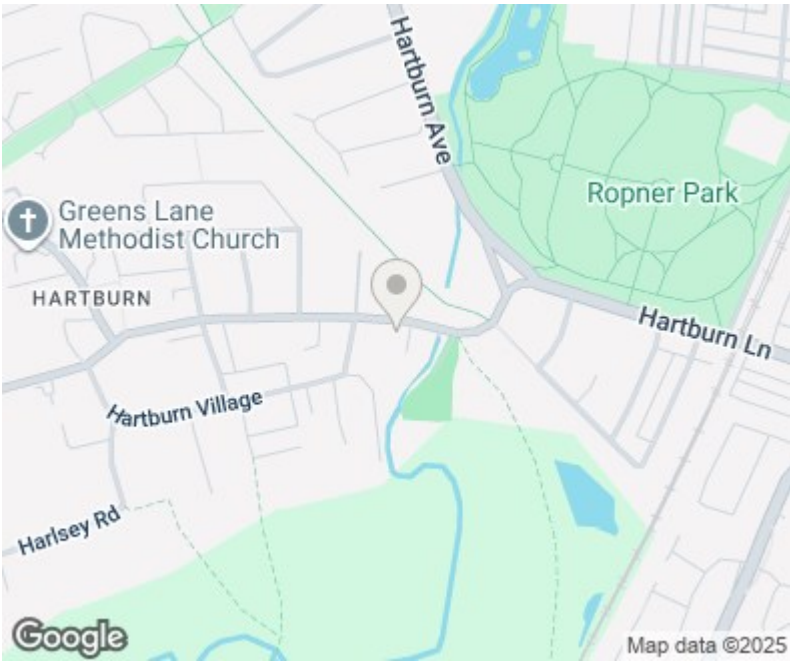


Darlington Road, Hartburn, Stockton-On-Tees, TS18



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.

Copyright V360 Ltd 2021 | www.houseviz.com



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

17 Bishop Street, Stockton on Tees, TS18 1SY
stockton@gowlandwhite.co.uk