



## Greens Grove, Hartburn, Stockton-On-Tees, TS18 5AW

Situated in the highly sought-after area of Hartburn, this larger-than-average four bedroom detached home offers space, versatility, and comfort. Set within a cul-de-sac, the property enjoys a peaceful setting while remaining conveniently close to excellent local amenities, popular schools, transport links, and beautiful green spaces - making it an ideal choice for growing families or anyone looking to upsize.

The ground floor includes a welcoming hallway, a separate dining room, a good-sized lounge with an electric fireplace and French doors leading to a bright conservatory that looks out over the rear garden. The modern high-gloss kitchen is fitted with a range cooker and integrated dishwasher, and leads through to a utility room and downstairs WC. One of the key features of the home is the converted double garage, now functioning as a large family room, offering versatile space for everyday living. Upstairs, you'll find four double bedrooms and a modern family bathroom with both a separate bath and shower.

Outside, the rear garden is a mix of lawn, patio, decking, and a lower-level area with a BBQ space and pond - ideal for summer use. The home is set back with plenty of off-street parking.

£350,000



**HALL**

**KITCHEN/BREAKFAST ROOM**  
14'10" x 9'1" (4.52m x 2.77m)

**DINING ROOM**  
12'1" x 9'8" (3.68m x 2.95m)

**FAMILY ROOM**  
16'2" x 14'5" (4.93m x 4.39m)

**LOUNGE**  
16'4" x 12'1" (4.98m x 3.68m)

**CONSERVATORY**  
10'9" x 10'4" (3.28m x 3.15m)

**UTILITY ROOM**  
14'8" x 5'10" (4.47m x 1.78m)

**DOWNSTAIRS WC**  
5'10" x 2'7" (1.78m x 0.79m)

**LANDING**

**BEDROOM ONE**  
15'1" x 11'2" (4.60m x 3.40m)

**BEDROOM TWO**  
12'1" x 11'2" (3.68m x 3.40m)

**BEDROOM THREE**  
12'1" x 10'9" (3.68m x 3.28m)

**BEDROOM FOUR**  
10'9" x 9'11" (3.28m x 3.02m)

**BATHROOM**  
9'4" x 7'9" (2.84m x 2.36m)

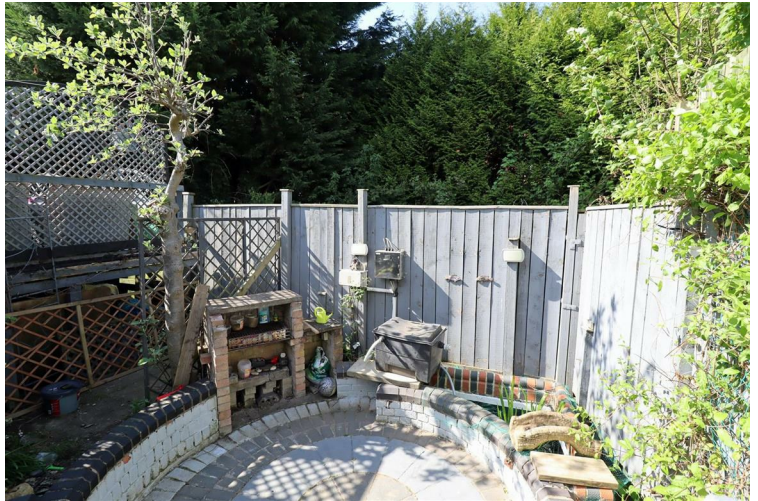
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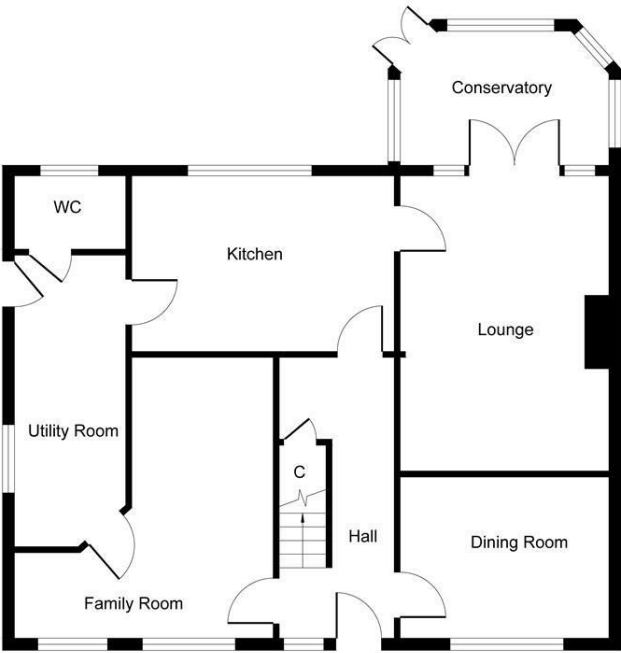


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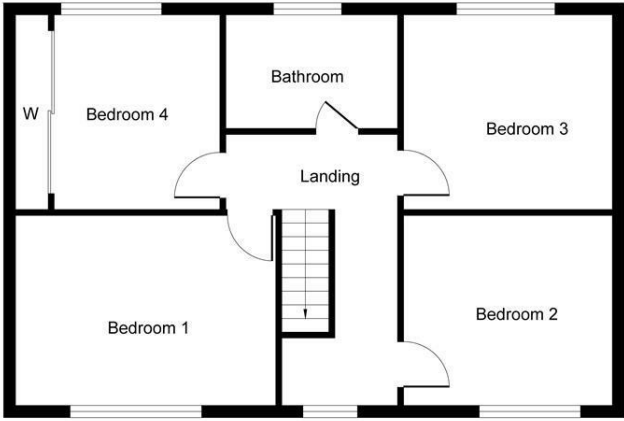




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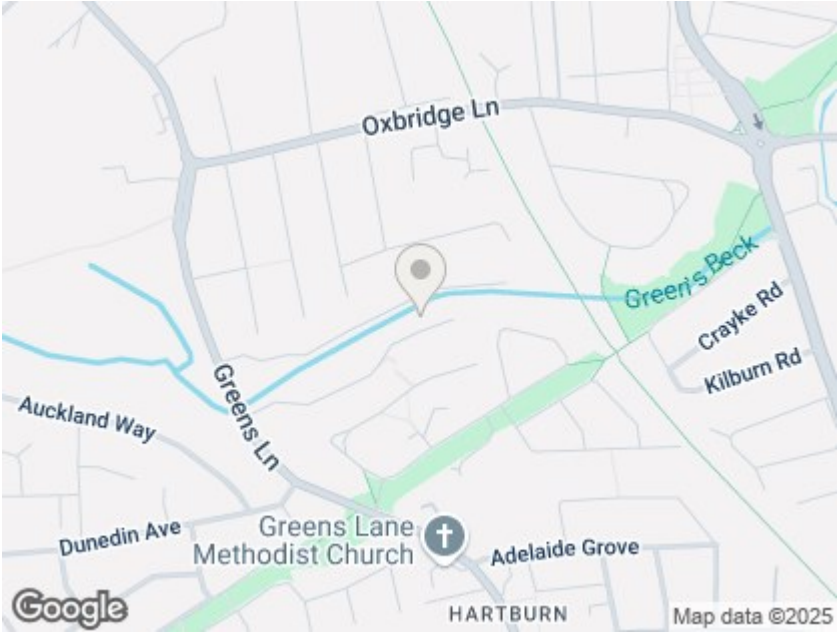


Ground Floor



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	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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