



Fritillary Place  
Stockton-On-Tees

£335,000  
ENERGY RATING: C-80

- Outstanding 5 Bed Detached Townhouse • Stunning 24 ft. Kitchen/Dining Room • Two Reception Rooms • Sunny South-West Facing Rear Garden • Exclusive cul-de-sac, overlooking fields & play park • Large Driveway & Detached Double Garage • Energy Rating: C-80 • Council Tax Band: F (£3,374.22)



Stunning detached townhouse on large corner plot with South-West facing rear garden. Exclusive & quiet cul-de-sac, overlooking fields and a play park with large driveway & detached double garage.

Five double bedrooms, dressing room to master, two en-suites and family bathroom.

Set over three floors offering spacious and versatile living, including; entrance hall with cloaks/WC, lounge with French doors opening to the rear garden and a second reception room. A modern, 24 ft. fitted kitchen/dining room with granite worktops and integrated appliances. The matching utility room completes the ground floor.

There are four double bedrooms to the first floor, an en-suite shower room to one and a family bathroom.

The master suite covers the whole of the second floor with views over the fields and play park, a spacious dressing room and en-suite shower room.

There are beautifully maintained gardens to the front and rear of the property with a large driveway to the side providing off-road parking for multiple vehicles and leads to a detached double garage. The rear garden boasts a sunny South-West facing aspect with lawn and Italian porcelain patio areas.



## Entrance Hall

### Lounge

4.50m x 3.33m (14'9" x 10'11")

### Sitting Room

3.33m x 2.82m (10'11" x 9'3")

### Kitchen/Dining Room

7.39m x 3.43m (24'2" x 11'3")

### Utility Room

1.65m x 1.52m (5'4" x 4'11")

### Cloaks/WC

### First Floor Landing

### Bedroom Two

3.38m x 3.35m (11'1" x 10'11")

### En-Suite Two

2.08m x 1.57m (6'9" x 5'1")

### Bedroom Three

3.51m x 3.12m (11'6" x 10'2")

### Bedroom Four

4.24m x 2.64m (13'10" x 8'7")

### Bedroom Five

2.92m x 3.07m (9'6" x 10'0")

### Family Bathroom

2.11m x 2.08m (6'11" x 6'9")

### Second Floor

### Bedroom One

4.62m x 3.38m (15'1" x 11'1")

### Dressing Room

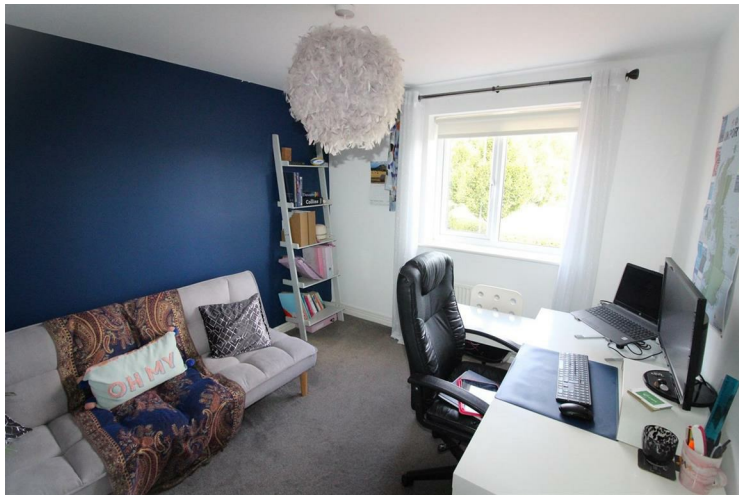
2.67m x 2.82m (8'9" x 9'3")

### En-Suite One

1.83m x 2.64m (6'0" x 8'7")







## Additional Information

**Local Authority** - Stockton-on-Tess  
**Council Tax** - Band F  
**Viewings** - By Appointment Only

**Floor Area** - 1800.00 sq ft  
**Tenure** -



Measurements are approximate. Not to scale. For illustrative purposes only.



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			
<b>England &amp; Wales</b>		80	88
		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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