



Oxbridge Avenue  
Stockton-On-Tees

£350,000

ENERGY RATING: TBC

We are delighted to offer this rarely available traditional bay fronted detached home in this much sought after location. The property was individually built and has been significantly extended and upgraded over time, boasting three bedrooms and four reception rooms. This generous, light and airy family home comprises; spacious entrance hall, two large reception rooms, modern kitchen, breakfast room and a garden room with warm roof completes the ground floor. To the first floor is a sizable main bedroom with en-suite shower room, two further bedrooms and a very large family bathroom. Set back from the main road, there is a walled front garden with large imprinted concrete driveway leading to a garage. To the rear is an enclosed garden with lawn, raised deck and patio. Viewing is highly recommended to fully appreciate this excellent family property. Council Tax Band E £2995.88pa. Energy rating D.





- Traditional Bay Fronted Detached Home • Individually Built & Desirable Location • Significantly Extended & Upgraded

## Entrance Hall

UPVC entrance door with feature stained glass leaded light and a feature UPVC double glazed stained glass leaded corner window. Staircase to first floor, understair storage cupboard, laminate flooring, coving, dado rail, ceiling rose and a radiator.

## Reception Room One

4.58m x 3.73m (15'0" x 12'2")

Front aspect UPVC double glazed leaded window, feature fireplace with marble hearth & an inset gas living flame fire, fitted bookcases with lighting, laminate flooring, coving, ceiling rose and a radiator.

## Reception Room Two

4.17m x 5.06m (13'8" x 16'7")

Side aspect UPVC double glazed stained glass leaded windows and rear aspect UPVC double glazed French doors opening to the garden room. Feature fireplace with marble hearth & an inset gas living flame fire, built-in display cabinets, coving, dado rail, ceiling rose and a radiator.

## Kitchen

3.07m x 3.33m (10'0" x 10'11")

Side aspect UPVC double glazed window, a range of base & wall units with marble effect rolled worksurfaces and tiled splashbacks incorporating 1½ bowl sink & mixer tap, electric hob with oven below & a stainless steel extractor hood over. Space & plumbing for a washing machine, space for an American style fridge/freezer, laminate flooring, radiator and an archway leading to:

## Breakfast Room

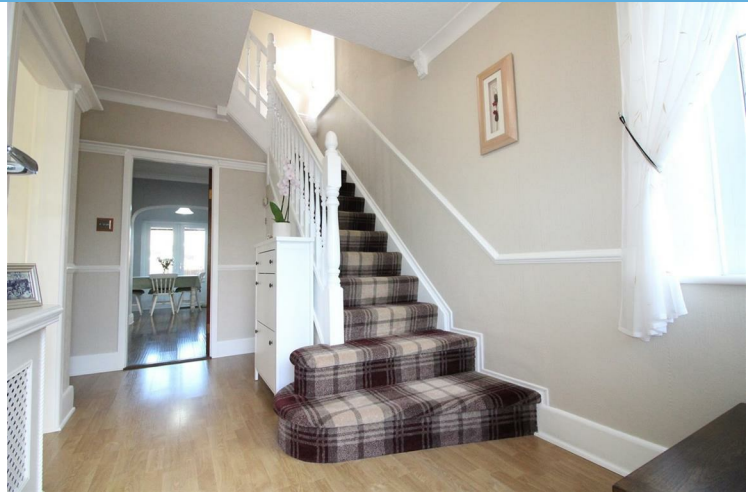
2.01m x 3.32m (6'7" x 10'10")

Rear aspect UPVC double glazed French doors opening to the garden, fitted dresser unit matching the kitchen units & worksurface, laminate flooring, coving, radiator and double doors leading to:

## Garden Room

2.18m x 5.13m (7'1" x 16'9")

Side & rear aspect UPVC double glazed windows with UPVC double glazed French doors opening to the decking, a warm roof with two rooflight windows, laminate flooring and walls lights.





- Three Bedrooms, Four Reception Rooms • Modern Kitchen, Very Large Family Bathroom • Extensive Drive, Garage & Lovely Gardens • Energy Rating: D-66 • Council Tax Band: E (£2995.88)



### First Floor Landing

Side aspect UPVC double glazed stained glass leaded window, spindle staircase, large storage cupboard housing combi boiler, coving, ceiling rose and access to part boarded loft via wooden fold-out ladder.

### Bedroom One

4.17m x 5.01m (13'8" x 16'5")

Rear aspect UPVC double glazed window and front aspect UPVC double glazed arched window. A range of fitted wardrobes, drawers, dressing table & bedside units, laminate flooring, coving, ceiling rose and a radiator.



### En-Suite Shower Room

Walk-in corner cubicle with electric shower, corner wash basin, low level WC, fully tiled walls, laminate flooring, coving and an extractor fan.

### Bedroom Two

4.58m x 3.68m (15'0" x 12'0")

Front aspect UPVC double glazed leaded window, fitted wardrobes, drawers, dressing table & matching freestanding drawers, coving, ceiling rose and a radiator.

### Bedroom Three

2.27m x 2.24m (7'5" x 7'4")

Front aspect UPVC double glazed leaded window and a side aspect UPVC double glazed arched window. Laminate flooring, coving and a radiator.



### Family Bathroom

3.98m x 3.34m (13'0" x 10'11")

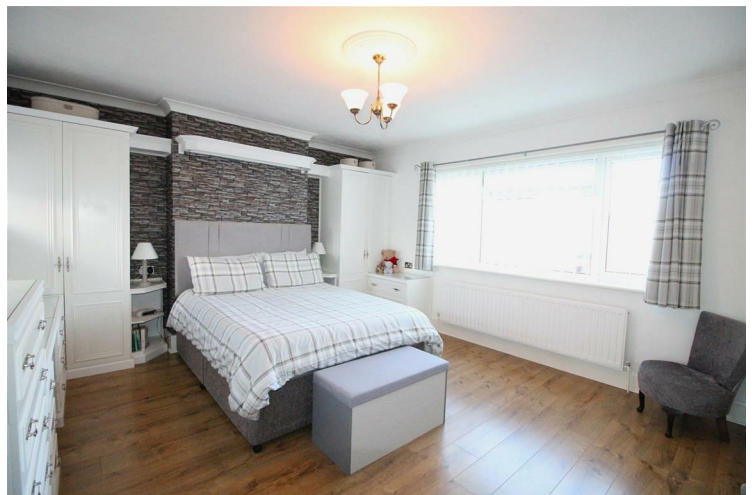
Side & rear aspect UPVC double glazed windows, white suite comprising; corner spa bath, large vanity unit housing wash basin, low level WC and a walk-in corner shower cubicle with electric shower. Tiled splashbacks, laminate flooring, coving and a radiator.

### Externally

Set back from the main road, there is a walled front garden with wrought iron gates opening to a large imprinted concrete driveway providing parking for a number of vehicles with a raised border and leading to a garage (4.77m x 2.94m) with up & over door, power & lighting. To the rear is an enclosed garden with lawn, large raised deck, patio, imprinted concrete path, recent large wooden garden shed and raised flowerbeds.







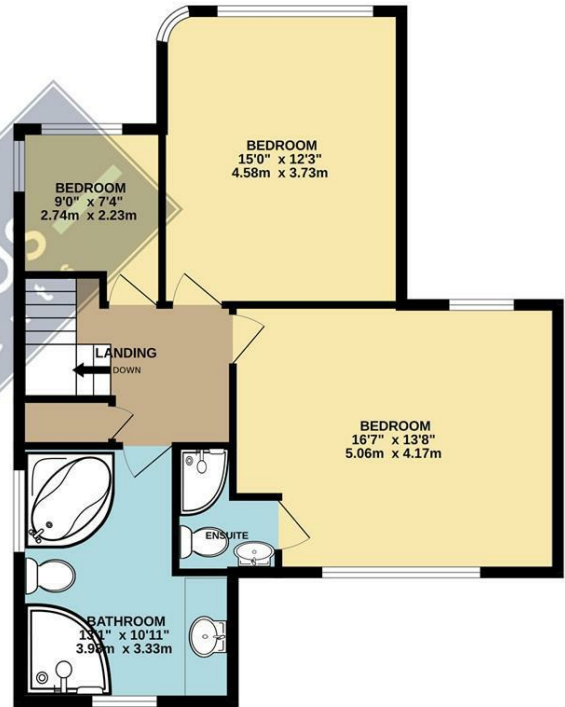
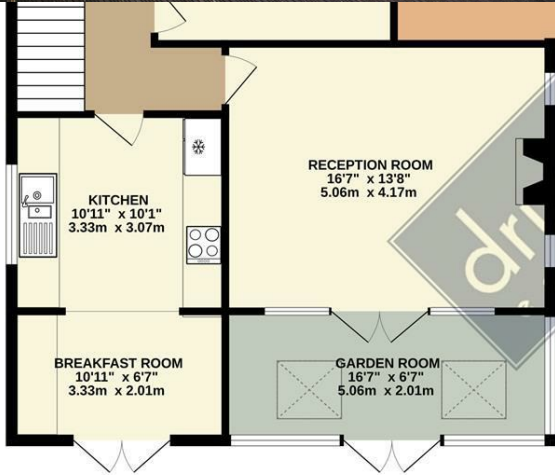








1ST FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 1639 sq.ft. (152.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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## Additional Information

- Local Authority** - Stockton-on-Tees
- Council Tax** - Band E
- Viewings** - By Appointment Only
- Floor Area** - 1540.00 sq ft
- Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	66	77
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

Billingham Sales

63 Queensway

Billingham

TS23 2LU

01642530919

info@drummondstates.co.uk

www.drummondstates.co.uk

**drummonds**  
estate agents