



Powburn Close
Stockton-On-Tees

£195,000
ENERGY RATING: TBC

A significantly extended semi-detached house located in this small and quiet cul-de-sac ideal for young and growing families. This outstanding home boasts; three double bedrooms - all with fitted wardrobes, three reception rooms – one of which could be used as fourth bedroom, a large modern kitchen with integrated appliances, stunning & spacious family bathroom, superb South facing, low maintenance garden, parking for three cars and a detached garage. The property benefits from full UPVC double glazing, a gas combi boiler serving radiators to the first with underfloor heating throughout the ground floor and approved planning permission for a large extension to the side and rear of the property. Viewing is highly recommended for this exceptional property.



- Extended Semi. Three Double Bedrooms • Three Reception Rooms • Stunning Bathroom. Large Modern Kitchen

Entrance Porch

UPVC entrance door with feature leaded light and front & side UPVC double glazed side windows.

Hallway

Staircase to first floor, laminate flooring and coving to ceiling.

Lounge

3.93m x 4.09m (12'10" x 13'5")

Front aspect UPVC double glazed bay window, feature fireplace with wooden surround, marble hearth with inset gas living flame fire, laminate flooring, understair cupboard, opening to:



Dining Room

3.25m x 2.75m (10'7" x 9'0")

Rear aspect UPVC double glazed French doors opening to the garden, laminate flooring and coving to ceiling.

Kitchen

3.18m x 5.19m (10'5" x 17'0")

Two rear aspect UPVC double glazed windows and door opening to the garden. A range of soft-closing, high gloss wood effect base & cream wall units with granite worksurfaces & upstands incorporating a 1½ bowl sunken stainless steel sink & mixer tap, 5 ring gas hob with double oven below and a stainless steel extractor hood over. Integrated dishwasher, fridge, freezer and wine cooler. Space & plumbing for washing machine, tiled floor, coving and spot lights.



Sitting Room

3.51m x 2.65m (11'6" x 8'8")

Front aspect UPVC double glazed bay window, laminate flooring, coving and dado rail.

First Floor Landing

Spindle staircase, access to part boarded loft with lighting.



- Superb South Facing, Low Maintenance Garden • Parking for 3 Cars, Garage & Workshop/Shed • Small Quiet Cul-de-sac, Ideal for Families • Energy Rating: D-86 • Council Tax Band: B (£1,816.88)



Bedroom One

3.94m (max.) x 5.09m (12'11" (max.) x 16'8")
Two front aspect UPVC double glazed windows, Sharps fitted sliding wardrobes, storage cupboard, coving and two radiators.

Bedroom Two

3.28m x 3.10m (max.) (10'9" x 10'2" (max.))
Rear aspect UPVC double glazed window, fitted sliding wardrobes, feature ceiling lighting and a radiator.

Bedroom Three

3.72m (max.) x 2.65m (12'2" (max.) x 8'8")
Front aspect UPVC double glazed window, fitted wardrobe, coving and a radiator.



Family Bathroom

Two rear aspect UPVC double glazed windows, stunning modern bathroom comprising; free-standing double ended bath, twin floating vanity units housing wash basins with demisting illuminated mirrors above, low level WC and a large walk-in cubicle with thermostatic rainfall mixer shower & handset. Fully tiled marble walls & floor, spot lights, two chrome heated towel rails and electric underfloor heating.

Externally

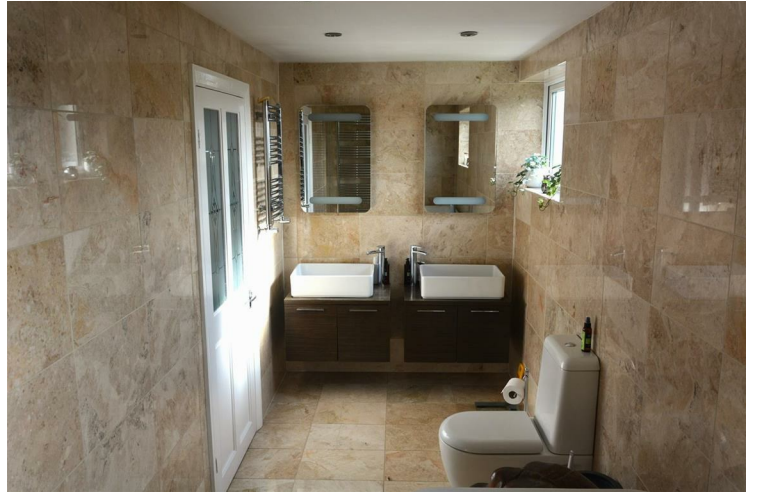
The front of the property is an imprinted concrete drive and artificial lawn, with a further driveway in front of the garage providing parking for up to three cars. The garage (5.04m x 2.71m) is accessed by a remote controlled roller door with power supply & lighting and a door to the workshop/storage shed (2.49m x 2.64m) which also has power & lighting. To the rear is a stunning South facing garden with extensive imprinted concrete patio & paths a large artificial lawn, feature lighting and an outdoor kitchen & BBQ.

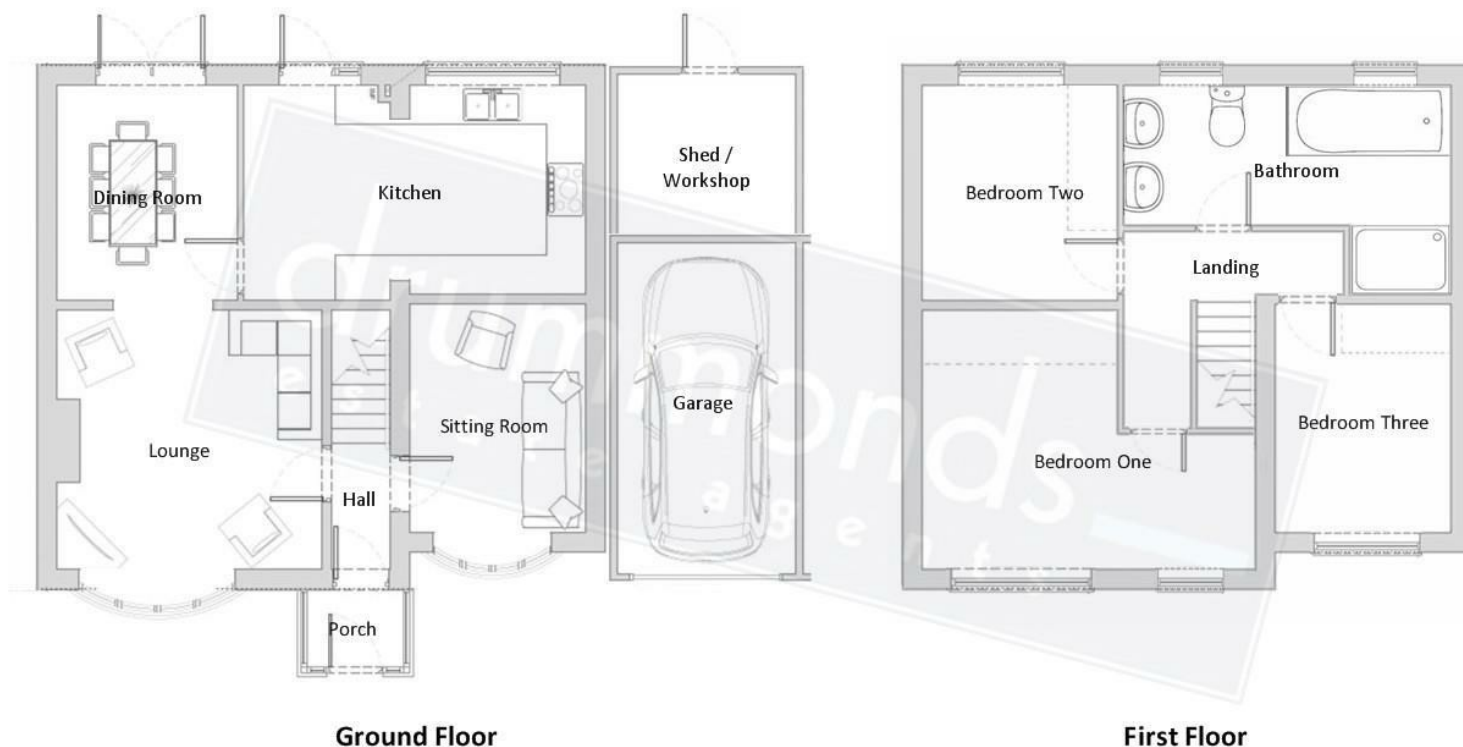


Planning Link

<https://www.developmentmanagement.stockton.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=RFXMJTPKKHD00&previous>







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

Additional Information

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



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		56	70
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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