



## Roberta Lodge Letch Lane

Carlton, Stockton-On-Tees, TS21 1ED

**Offers in excess of £550,000**



NO CHAIN! An Extended & Versatile 4/5 Bedroom Detached Family Home Sitting On 0.5 Acres With Approximately 2500sqft Of Floor Area. Located Within A Desirable Semi-Rural Location, Behind Private Remote Controlled Electric Entrance Gates With Large Turnaround Driveway.

This Property Has The Potential To Be Extended Further. Architect Plans Are Available To Illustrate How The Property Can Be Converted To 6/7 Bedrooms, With Triple Garage.

There Is Also Approved Planning Permission For A Detached Three Bedroom Bungalow To Be Built Within The Grounds, Further Details Of This Can Be Provided.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email.

360° Walk Through Tour & Drone Images/Video Available!



### Accommodation Comprises:

Welcomed By An Impressive Hallway With Amtico Flooring & Oak Internal Doors. There Is An Extensive Double Aspect Lounge With Feature Gas Fire & Surround. The Large Contemporary Kitchen Is Fitted With A Generous Range Of Units, Centre Island And Rangemaster Oven, Skilfully Designed With Vaulted Ceiling & Skylight Windows. A Handy Separate Utility Room Offers Further Storage. The Dining Room Offers Plenty Of Space To Entertain With French Doors Which Open Out The Rear Garden & Features A Log Burning Stove. A Second Set Of External Doors From The Kitchen Also Gives Access To The Garden. Further Ground Floor Accommodation Includes Two Generous Sized Bedrooms And A Family Bathroom. To The First Floor, A Delightful Family Room Boasts French Doors Giving Access To A Balcony With Glass Balustrade Overlooking The Rear Garden & Open Views Of Farming Fields & Cleveland Hills. Bedroom Four & The Master Bedroom Is Spacious With Luxury En-Suite & Walk-In Wardrobe/Potential Fifth Bedroom, Nursery Or Office.

Externally, The Remote Controlled Electric Gated Entrance Leads To An Extensive Block Paved Driveway Suitable For Numerous Vehicles In Addition To The Double Integral Garage With Power. There are Beautiful, Well-Manicured & Mature Gardens To The Rear Which Are Extremely Private & Offer Uninterrupted Views Of The Eye Catching Roseberry Topping. An Internal Inspection Is Highly Recommended To Fully Appreciate The Scale Of What This Property Has To Offer.

### Entrance Hallway

### Living Room

27'3" excluding bay x 11'3" (8.33m excluding bay x 3.43m )

### Dining Room

22'0" x 10'9" ( 6.73m x 3.30m)

### Kitchen

15'5" x 13'3" (4.70m x 4.06m)

### Utility Room

13'1" x 5'10" (3.99m x 1.78m)

### Ground Floor Family Bathroom

### Ground Floor Bedroom Two

13'10" x 12'5" (4.22m x 3.81m)

### Ground Floor Bedroom Three

11'10" excluding bay x 12'9" excluding wardrobes (3.63m excluding bay x 3.91m excluding wardrobes)

### First Floor Family Room

15'3" x 11'8" (4.67m x 3.58m )

### First Floor Bedroom Four

### First Floor Master Bedroom

21'10" x 13'3" ( 6.68m x 4.06m)

### En-Suite Shower Room

### Walk-In Wardrobe/Bedroom Five

### External W.C

### Summer House

### Double Garage

### Outbuilding

### Energy Efficiency Rating: D

The Full Energy Efficiency Certificate Is Available On Request.

### Council Tax Band: G

Annual Estimate £3,564 pa

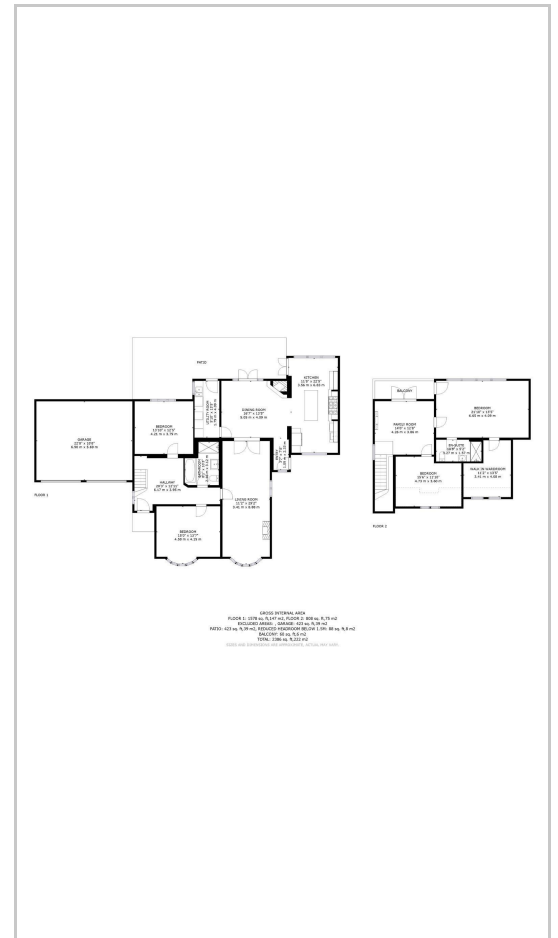
### Measurements

Measurements Are Approximate & To The Widest Point. The Floor Plan Is Not To Scale And For Illustrative Purpose Only.

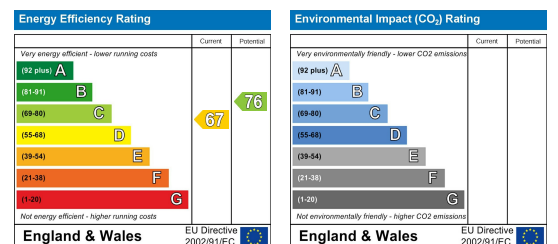
## Area Map



## Floor Plans



## Energy Efficiency Graph



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