



## 19 Green Leas

Carlton Village, Stockton-On-Tees, TS21 1EJ

**Offers in excess of £377,000**



For Sale With A Complete Onward Chain. An Two Bedroom Detached Bungalow, Which Has Been Remodelled & Refurbished To A High Specification. Ready To Move Straight Into!

Carlton Is A Sought After Village Location Of Which Bungalows Rarely Become Available. Flexible Viewing Appointments Are Available To Suit.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. Get in Touch Today!



An Extensively Improved Bungalow, Including: Full Re-Wire With Certification. Living Room With Double Pocket Solid Oak Doors, Allowing You The Freedom To Change Your Room From Open Plan To Cosy In One Easy Movement Without Constraining Your Room Layout. Open Plan Kitchen/Diner With Integrated Appliances & The Installation Of Bi-Folding Doors Which Open Out To An Amazing Rear Garden. En-Suite & Bathroom Combined To Create One Large Bathroom With Freestanding Bath & Double Walk In Shower. Other Features Include Under Floor Heating To 4 Zones, Solid Oak Internal Doors, Karndean Flooring, Recessed LED Spotlights To The Ceilings & Much More...

Externally, The Property Boasts A Beautiful Landscaped Rear Garden Which Benefits A High Level Of Privacy, Overlooking The Farmers Fields. The Block Paved Driveway & Garage Provide Off-Road Parking. The Front Aspect Overlooks A Delightful Green Belt.

**Location**

As You Travel Through The Village Onto Kirk Hill Road, Take The Right Turn Onto Green Leas. The Bungalows Sits At The Top Of The Cul-De-Sac On The Left Hand Side Overlooking The Green.

- The Smiths Arms Public House & Restaurant - 6 Minute Walk
- Village Convenience Store & Post Office - 4 Minute Walk
- Carlton Village Hall - 9 Minute Walk
- The Ship Inn Public House & Restaurant - 12 Minute Walk Or 2 Minute Drive
- Redmarshall St Cuthbert's Parish Church - 12 Minute Walk Or 2 Minute Drive
- Honeypot Woodland Area & Countryside Walks - 3 Minute Drive
- West House Trout Lakes - 7 Minute Drive

The Village Of Carlton Is Optimally Positioned Within Easy Reach Of Redmarshall, Bishopton, Whitton, Stockton & Darlington.

The Tees Flex Bus Service Can Be Booked Via A Smartphone App, A Website Or Over The Telephone. Operating Six Days A Week, The Service Aims To Help Residents In More Remote Areas Of The Region Access Essential Services, Shops, Amenities And Job Opportunities, Or Simply To See Family And Friends

Distance Times As Suggested By Google Maps.

**Entrance Porch**

Composite Entrance Door, Part Glazed Solid Oak Double Doors Leading To The Living Room.

**Living Room**

13'1 x 19'0 (3.99m x 5.79m)  
Entrance Door, Double Pocket Solid Oak Doors Leading To The Kitchen, uPVC Double Glazed Window To The Front Aspect, Underfloor Heating.

**Kitchen/Dining Area**

27'2 x 12'9 (8.28m x 3.89m)  
Fitted With A Range Of Stylish Base, Drawer & Wall Units, Feature Island With Inset Butchers Block & Breakfast Seating Area, Slimline Formica Work Surface Incorporating A Sink Unit & Mixer Tap, Integrated Appliances, Built in Oven & Hob With Extractor Hood Above, Space For A Dining Table & Chairs Or Sofa Seating Area, uPVC Double Glazed Bi-Folding Doors Leading Out To The Rear Garden, uPVC Double Glazed Window To The Side Aspect, Solid Oak Door Leading To The Utility Room, Underfloor Heating.

**Utility Room**

8'10 x 7'2 (2.69m x 2.18m)  
Fitted With A Range Of Base & Drawer Units, Work Surface Incorporating A Sink Unit, Space For A Washing Machine & Tumble Dryer, uPVC Double Glazed Window To The Rear Aspect, uPVC Double Glazed Door Leading To The Side Aspect.

**Bedroom One**

11'9 x 11'1 (3.58m x 3.38m)  
uPVC Double Glazed Window To The Rear Aspect, uPVC Double Glazed French Doors Opening Out To The Patio Seating Area & Rear Garden, Radiator.

**Bedroom Two**

11'5 x 9'6 (3.48m x 2.90m)  
uPVC Double Glazed Window To The Front Aspect, Fitted Wardrobes, Radiator.

**Bathroom**

15'8 x 5'6 (4.78m x 1.68m)  
Fitted With A White Freestanding Bath With Chrome Mixer Tap, Wash Hand Basin With Chrome Mixer Tap, W/C, Double Walk In Shower Cubicle, Feature Chrome Coil Style Towel Radiator, Underfloor Heating, uPVC Double Glazed Windows x2 To The Side Aspect.

**Garage**

Power & Lighting, Side Access Door.

**Energy Efficiency Rating: F**

The Full Energy Efficiency Certificate Is Available Upon Request. Since The EPC Was Carried Out, The Property Has Undergone Significant Improvements. The Efficiency Rating May Have Changed.

**Council Tax Band: E**

Council Tax Estimate £2,614

**Disclaimer:**

Please note that all Measurements Are Approximate. The Floor Plan Is Not To Scale. The Floor Plan And Photographs Are For Illustrative Purpose Only.

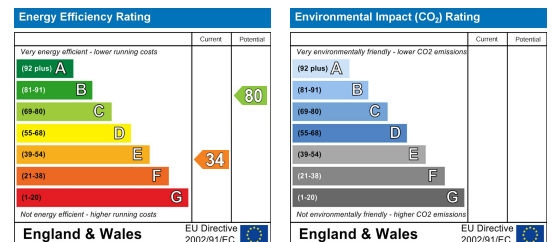
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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