



2 Harvest Drive

Summerville Village, Stockton-On-Tees, TS19 8GQ

Offers in excess of £300,000



This Stunning Detached House On Harvest Drive Offers A Perfect Blend Of Modern Living And Comfort. Built In 2019 By Avant Homes, This Property Boasts A High Specification With Numerous Upgrades, Ensuring A Contemporary Lifestyle For Its Residents.

As You Approach The Home, You Will Be Greeted By Its Attractive Double Fronted Appearance, Which Sets The Tone For The Elegance That Lies Within. The Spacious Interior Benefits A Beautiful Open Plan Kitchen/Diner, Utility & W.C. Along With Two Reception Rooms, Ideal If You Require An Office To Work From Home. With Four Generously Sized Bedrooms, There Is Ample Space For Family Members Or Guests, Making It A Perfect Choice For Those Seeking Room To Grow.

The Property Includes Two Modern Bathrooms, Designed With Both Style And Functionality In Mind. The Generous Size Plot Is A Standout Feature, Offering A Large Rear Garden That Provides A Wonderful



Location

Just North Of Summerville Village Is The Historic Town Of Stockton, County Durham, A Short Drive Away, With All Its Shopping, Pubs, Restaurants, Cafes, Hairdressers, Beauticians And Banks. Norton High Street, Home To Popular Eateries And Shops, Is Only 6 Minutes* Away. Extensive Retail Therapy And Entertainment Can Be Found At Teesside Park 15 Minutes* By Car.

Summerville Village Also Provides Easy Access To A177 And A19. Meaning Middlesbrough Is 16 Minutes* Away While Darlington Is 23 Minutes* And Durham 28 Minutes*.

For Families There Are A Number Of Excellent Schools In The Area.

Entrance Hallway

Entrance Leads To Lounge, Study, Kitchen/Diner, Separate Utility Room, Ground Floor W/C & Staircase To The First Floor. Controls For Smart Hive Zoned Wireless Thermostat Heating System.

Lounge

15'3" x 10'9" (4.65m x 3.30m)

uPVC Double Glazed Window, Radiator.

Study Room

uPVC Double Glazed Window, Radiator.

Kitchen/Diner

12'11" x 19'9" (3.96m x 6.02m)

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven & Microwave, Hob With Overhead Extractor Fan, Integrated Appliances, Spotlights, Space For Family Dining Table & Chairs, uPVC Double Glazed Window, Bi-Folding Doors To Rear, Radiator. Access To Large Under Stair Storage Cupboard.

Utility Room

6'7" x 3'10" (2.03m x 1.19m)

Fitted With A Range Of Units, Work Surfaces, Space For Appliances, Door To Downstairs W/C, Radiator.

Ground Floor W/C

5'4" x 5'1" (1.63m x 1.57m)

Fitted With A White Suite Comprising; Hand Wash Basin, W/C, Floor To Ceiling Tiling, uPVC Double Glazed Window, Radiator.

First Floor Landing

Access To Bedrooms, Bathroom & Good-Size Storage Cupboard.

Master Bedroom

9'3" x 8'11" (2.84m x 2.72m)

uPVC Double Glazed Window, Radiator, Fitted Wardrobes. Controls For Smart Hive Zoned Wireless Thermostat Heating System.

En-Suite Shower Room

4'5" x 7'4" (1.35m x 2.24m)

Fitted With A White Suite Comprising; Hand Wash Basin, Walk In Rainfall Shower With Handheld Shower Head, W/C, Floor To Ceiling Tiling, uPVC Double Glazed Window, Radiator, Extractor Fan.

Bedroom Two

9'8" x 12'4" (2.95m x 3.78m)

uPVC Double Glazed Window, Radiator, Fitted Wardrobes.

Bedroom Three

8'9" x 9'10" (2.69m x 3.02m)

uPVC Double Glazed Window, Radiator, Fitted Wardrobes.

Bedroom Four

8'3" x 13'5" (2.54m x 4.11m)

uPVC Double Glazed Window, Radiator.

Family Bathroom

6'11" x 5'6" (2.13m x 1.70m)

Fitted With A White Piece Suite Comprising; Hand Wash Basin, W/C, Bath With Rainfall Shower & Handheld Shower Head, Floor To Ceiling Tiling, uPVC Double Glazed Window, Radiator, Extractor Fan.

Loft Space

Insulated.

Detached Garage

Up & Over Door. Power Supply.

Energy Efficiency Rating - B

The Full Energy Efficiency Certificate Is Available On Request.

Property Information

Management Information/Service Charge: TBC

Tenure: Freehold

Local Authority: Stockton Council

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: None

Tax Band: D

Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.

Broadband Delivered To The Property: Cable

Non-Standard Construction: Believed To Be Of Standard Construction

Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of

Flooding Issues In The Last 5 Years: None

Accessibility: Two Storey Dwelling. No Accessibility Modifications

Cladding: None

Planning Issues: None Which Our Clients Are Aware Of

Coastal Erosion: None

Coal Mining In The Local Area: None

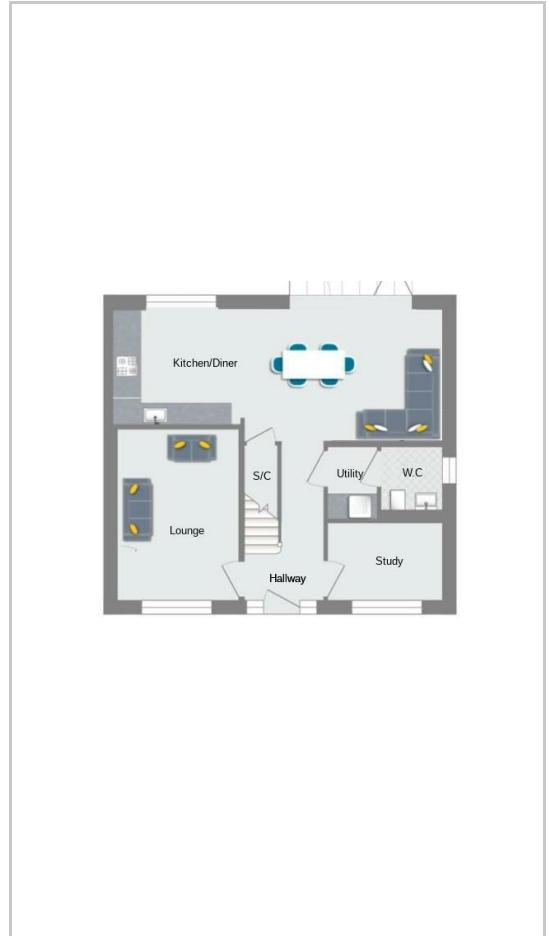
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Area Map



Floor Plans



Energy Efficiency Graph

