



14 Roecliffe Grove

(Nearby Summerville Village & Letch Lane), Stockton-On-Tees, TS19 8JU

Offers in excess of £325,000



Roecliffe Grove Is An Exclusive Cul-De-Sac Location In Stockton-On-Tees, Tucked Away Off Harrowgate Lane. This Splendid Detached House Offers A Perfect Blend Of Comfort And Elegance. With No Through Traffic, The Location Ensures A Peaceful Environment, Ideal For Families Or Those Seeking A Tranquil Retreat.

The Property Boasts An Impressive Layout, Featuring Three Well-Proportioned Reception Rooms That Provide Ample Space For Both Relaxation And Entertaining. The Generous Plot Is Complemented By Wrap-Around Gardens, Allowing For A Delightful Outdoor Experience. The South-Facing Rear Garden Is Particularly Noteworthy, Featuring A Large Patio Area That Invites You To Enjoy Sunny Afternoons And Al Fresco Dining.

This Home Comprises Four Spacious Bedrooms, Including A Master Suite Complete With An En-Suite Bathroom, Ensuring Privacy And Convenience. Additionally, A Good-Sized Separate Office Or Study Offers The



Location

From Harrowgate Lane Turn Into Hartwith Drive, Then Take Your First Left Onto Roecliffe Grove & The Property Sits In The Cul-De-Sac.

University Hospital Of North Tees - 6 Minute Walk
Durham Road Tesco Extra, Fuel Station & McDonalds - 15 Minute Walk, 4 Minute Drive
Lidl Supermarket - 17 Minutes Walk, 4 Minute Drive
Norton Village, Duck Pond & High Street - 7 Minute Drive
Stockton Town Centre & Riverside - 10 Minute Drive

Public Transport Links Nearby With Bus Routes 37, 58, 58A, UTC & X22 Within Walking Distance.

Distance Times Estimates Using Google Maps.

Entrance Hallway

Entrance Leads To Lounge, Dining Room, Ground Floor W/C & Staircase To First Floor.

Lounge

uPVC Double Glazed Bay Window, Radiator,

Dining Room

Space For Family Dining Table & Chairs, uPVC Double Glazed French Doors To Rear, Radiator.

Kitchen

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Integrated Appliances, Spotlights, uPVC Double Glazed Window, Radiator, Access To Garage.

Family Room

uPVC Double Glazed Window, Radiator.

Ground Floor W/C

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

First Floor Landing

Access To Bedrooms & Bathroom.

Master Bedroom

uPVC Double Glazed Window, Radiator.

Walk In Wardrobe

Skylight, Radiator.

En-Suite

Fitted With A White Suite Comprising; Hand Wash Basin, Bath With Shower, W/C, Skylight, Radiator.

Bedroom Two

uPVC Double Glazed Window, Radiator.

Bedroom Three

uPVC Double Glazed Window, Radiator.

Bedroom Four

uPVC Double Glazed Window, Radiator.

Family Bathroom

Fitted With A White Suite Comprising; Hand Wash Basin, Walk In Shower, W/C, uPVC Double Glazed Window, Radiator.

Garage

Electric Door & Electric Points Throughout.

Loft Space

Partially Boarded.

Energy Efficiency Rating - D

The Full Energy Efficiency Certificate Is Available On Request.

Property Information

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

Disclaimer

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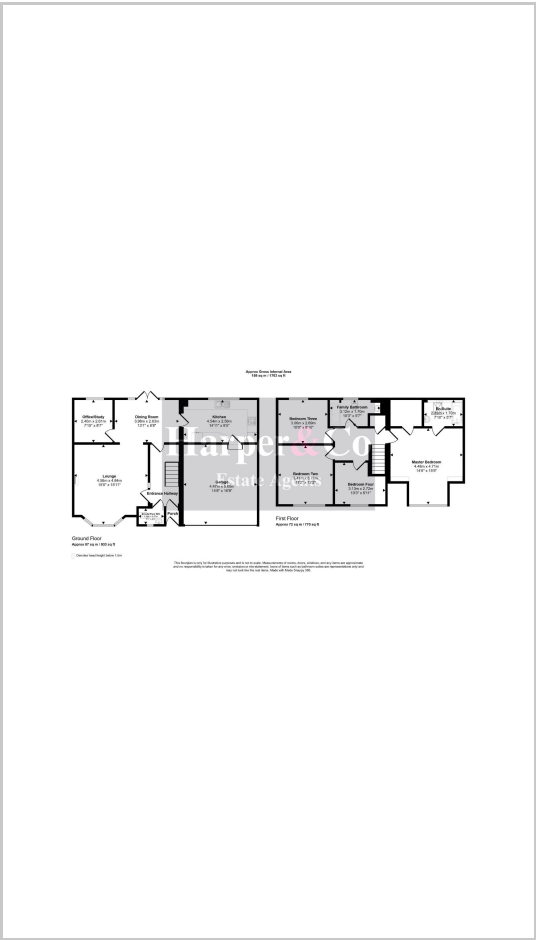
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Area Map



Floor Plans



Energy Efficiency Graph

