



Lorelei Mill Lane

Whitton Village, Stockton-On-Tees, TS21 1LQ

£575,000



The Rural Position Of This Property Is Outstanding. Superbly Situated With Magnificent Far Reaching Views Across Open Countryside & Benefits A High Level Of Privacy. Benefiting A Double Width Garage With Mechanics Inspection Pit & Remote Control Electric Door.

An Executive Family Home Constructed To A One-Off Design In The Early 1990's. The Versatile Split-Level Property Provides A Generous Reception Hallway With Cloakroom/WC, Ground Floor Sitting Room, Dining Room, Conservatory, Kitchen/Breakfast Room, Separate Utility Room And Rear Entrance Porch. From The Half Landing Is The Family Living Room With Double Glazed Doors Opening Out To The Balcony. On The First Floor There Is A Spacious Landing, Four Bedrooms Including An En-Suite Shower Room To The Master Bedroom And Family Bathroom.

The Property Has UPVC Double Glazing And There Is Oil Fired Central Heating. The Hard Shell Hot Tub Is Included In The Sale.



Location

Whiton Village Is A Small Rural Hamlet Lying Between Redmarshall, Bishopton, Thorpe Thewles And Stillington. To The North Through Stillington Is Access To The A177 Stockton Sedgefield Road And To The South Through Redmarshall Is Access To The A66 Dual Carriageway. From Redmarshall Drive Into The Village And Turn To The Left Towards Bishopton. The Property Is On The Right.

Entrance Hallway

uPVC Double Glazed Entrance Door, uPVC Double Glazed Window, Radiator, Solid Oak Door Leads To The Lounge, Kitchen, Dining Room & Door Leading Downstairs To The Garage, Bespoke Solid Oak Clamped Glass Staircase Up To The Family Room.

Lounge/Potential Ground Floor Bedroom

14'7" x 11'6" (4.47m x 3.51m)
uPVC Double Glazed Window, Radiator.

Kitchen

11'6" x 11'6" (3.51m x 3.51m)
Fitted With A Range Of Modern Base, Wall & Drawer Units, Granite Worksurfaces Incorporating A Sink Unit & Mixer Tap, Hob With Overhead Extractor Fan, Built-In Double Oven, Breakfast Bar, Integrated Dishwasher, Space For Fridge Freezer, uPVC Double Glazed Window, Radiator, Arch Opening Through To The Utility Room.

Utility Room

11'6" x 6'0" (3.51m x 1.83m)
Work Surfaces, Space For Washing Machine & Tumble Dryer, Door Leading To The Rear Lobby.

Rear Lobby

uPVC Double Glazed Window & Door Leading To The Rear Garden.

Cloakroom W/C

Fitted With A White Hand Wash Basin, W/C, uPVC Double Glazed Window, Radiator. Potential To Be Converted To A Wet Room.

Dining Room

13'1" x 11'8" (4.01m x 3.58m)
Space For Dining Table & Chairs, uPVC Double Glazed Window, Radiator, Opening Through To The Conservatory.

Conservatory

13'5" x 10'11" (4.11m x 3.33m)
uPVC Double Glazed Windows, Wall Mounted Feature Radiator, French Doors Leading To The Rear Garden & Decked Seating Area.

Half Landing

Bespoke Solid Oak Clamped Glass Staircase To Family Room.

Family Room

16'0" x 19'3" (4.88m x 5.89m)
uPVC Double Glazed Windows & French Doors Opening Out To A Glazed Juliet Balcony, Benefiting Stunning Views, Radiator.

First Floor Landing

Bespoke Solid Oak Clamped Glass Staircase Leading To First Floor, Access To All Four Bedrooms & The Family Bathroom.

Master Bedroom

12'5" x 11'6" (3.81m x 3.51m)
uPVC Double Glazed Window, Radiator, Solid Oak Door Leading To The En-Suite Shower Room.

En-Suite Shower Room

Fully Tiled & Fitted With A White Suite Comprising; Hand Wash Basin, Shower, W/C, uPVC Double Glazed Window, Chrome Ladder Style Towel Radiator.

Bedroom Two

12'2" x 11'6" (3.73m x 3.51m)
Fitted Wardrobes, uPVC Double Glazed Windows, Radiator.

Bedroom Three

13'1" x 11'8" (3.99m x 3.56m)
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Four

11'6" x 7'1" (3.51m x 2.16m)
uPVC Double Glazed Window, Radiator.

Family Bathroom

Fully Tiled & Fitted With A White Suite Comprising; Jacuzzi Spa Bath, Shower Cubicle, Hand Wash Basin, W/C, uPVC Double Glazed Window, Chrome Ladder Style Towel Radiator.

Loft Space

Boarded With Pull Down Ladder & Power.

Double Width Garage

19'3" x 16'0" (5.89m x 4.90m)
Remote Control Electric Roller Door, Mechanics Inspection Pit, Power Supply, uPVC Double Glazed Window, Staircase & Solid Oak Door Leading To The Internal Hallway.

Externally

Generous Block Paved Driveway, Stunning Wrap Around Gardens, Mature Plants, Borders, Shrubs, Along With Fruit Bearing Trees. The Rear Garden Benefits A Decked Seating Area & Paved Patio, The Garden Shed & Hot Tub Are Included In The Sale. High Level Of Privacy, Not Overlooked To The Front Or Rear Aspect.

Energy Efficiency Rating: D

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: G

Council Tax Estimate £3,564

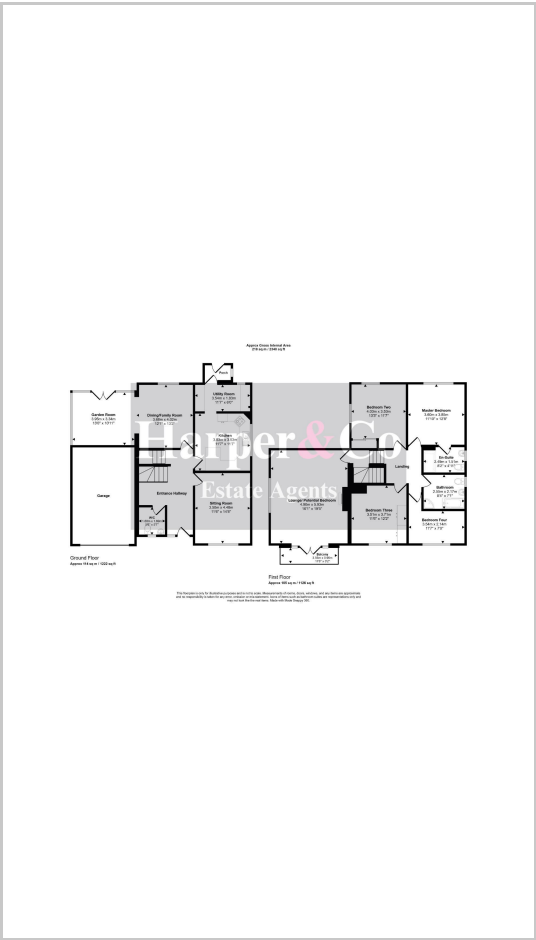
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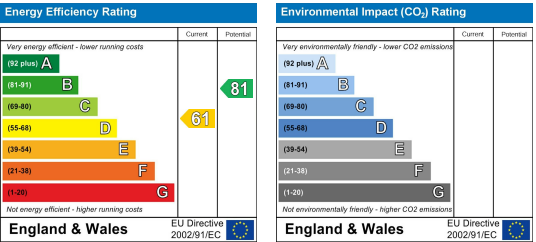
Area Map



Floor Plans



Energy Efficiency Graph



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