



## Lavender Cottage 3B, The Green

Bishopton, Stockton-On-Tees, TS21 1HE

**£390,000**



**WATCH THE VIDEO!** Nestled In The Charming Conservation Area Of Bishopton Village, This Delightful Semi-Detached House On The Green Is A True Gem. Built In 2003, This Three-Storey Home Boasts A Unique Layout That Offers Versatility And Comfort.

As You Step Inside, You Are Greeted By Two Inviting Reception Rooms, Perfect For Entertaining Guests Or Simply Relaxing With Your Loved Ones. With Three/Four Bedrooms And Two Bathrooms, There Is Ample Space For The Whole Family To Enjoy.

One Of The Standout Features Of This Property Is The Ground Floor Layout, Which Includes A Reception/Bedroom, A Utility/Laundry Room, And A Spacious Storage Room. This Setup Presents An Exciting Opportunity To Create A Home Office Or A Dedicated Work-From-Home Space, Ideal For Those Seeking A Perfect Work-Life Balance.



## Location

Lavender Cottage Is Located In Bishopton Village. From The High Street Turn Onto The Green, The Property Sits On The Right Across From Bishopton House.

The Talbot, 47-49 The Green - 1 Minute Walk

Blue Bell Inn, 31 High St - 4 Minute Walk

Stockton Country Parish, St Peter's Church - 1 Minute Walk

North East Wake Park, Surf Store, Bishopton Lake - 15 Minute Walk / 2 Minute Drive

Bishopton Redmarshall Primary School - 3 Minute Walk

Distance Times Estimated Using Google Maps.

## ENTRANCE FLOOR

### Entrance Hallway

Entrance Door Leads To Living Room, Kitchen, Dining Room, Cloakroom W/C, & Staircase To Ground & Second Floor.

### Living Room

Feature Fireplace With Bespoke Wood Mantel, uPVC Double Glazed Sash Bay Window, Radiator.

### Dining Room

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

### 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 Fridge & Freezer, uPVC Double Glazed Sash Windows x2, Radiator,

### Cloakroom W/C

Fitted With A White Tiled Vanity Unit With Spotlights, Hand Wash Basin, W/C, Radiator.

## GROUND FLOOR

### Reception Room/Ground Floor Bedroom

uPVC Double Glazed Sash Bay Window, Radiator.

### Storage Room/Basement

Power/Lighting, No Windows, Radiator.

### Laundry/Utility Room

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Space For Appliances.

## SECOND FLOOR

### Master Bedroom

Built In Wardrobes, uPVC Double Glazed Sash Window, Radiator, Door Leading To The En-Suite.

### En-Suite Shower Room

Fitted With A White Suite Comprising; Hand Wash Basin With Vanity Unit, Walk In Shower, W/C, Under Floor Heating, Feature Skylight, Radiator.

### Bedroom Two

Built In Wardrobes, uPVC Double Glazed Sash Window, Radiator.

### Bedroom Three

uPVC Double Glazed Sash Window, Radiator.

### Family Bathroom

Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Panelled Bath With Overhead Shower, W/C, Radiator.

### Loft Space

Insulated.

### Detached Garage

Up & Over, Power Supply, Apex Storage.

### Energy Efficiency Rating - C

The Full Energy Certificate Is Available On Request.

## Property Information

Tenure: Freehold, Built In 2003

Local Authority: Darlington Borough Council

Note: Security Alarm Fitted, External Power & Lighting

Listed Status: Not Listed

Conservation Area: Yes

Tree Preservation Orders: None

Tax Band: E

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

Broadband Delivered To The Property: Cable

Non-Standard Construction: Believed To Be Of Standard Construction

Wayleaves, Rights Of Way & Covenants: There Is A Right Of Way To The Rear Of The Property.

Flooding Issues In The Last 5 Years: None

Accessibility: Three 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

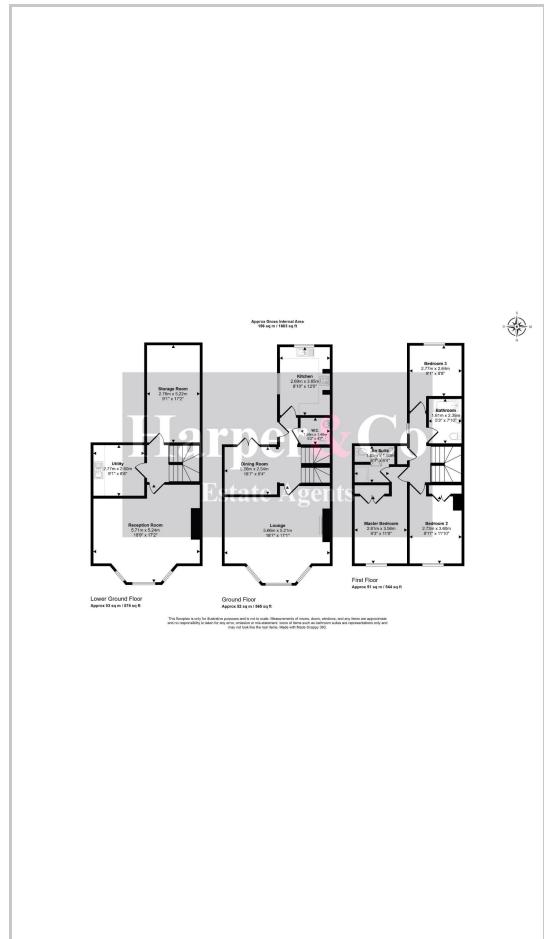
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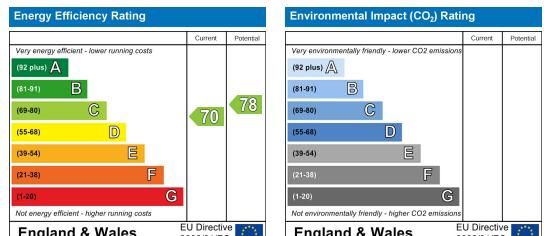
## Area Map



## Floor Plans



## Energy Efficiency Graph



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