



Gentian Way, Stockton-On-Tees TS19 8FH

welcome to

Gentian Way, Stockton-On-Tees

A stunning four bedroom detached family home situated on a fantastic corner plot situated on the popular Gentian Way, offering a perfect location close to local amenities, public transport links and great local schools.

Entrance Hall

Radiator.

Ground Floor Wc

Low level wc, wash hand basin, chrome heated towel rail, window to side.

Lounge

14' 1" x 13' (4.29m x 3.96m)

Window to rear, radiator, media centre.

Dining Area

15' x 7' 7" (4.57m x 2.31m)

Window to front, radiator.

Reception Room 3

9' 3" x 7' 9" (2.82m x 2.36m)

Window to front, radiator.

Kitchen

16' 5" x 12' 6" (5.00m x 3.81m)

Modern fitted kitchen with a range of wall and base units with complimentary working surfaces, sink unit, microwave, two ovens, radiator, window to rear, UPVC door to rear.

Utility Room

5' x 12' 6" (1.52m x 3.81m)

Fitted with a range of base units, space for washing machine, window to side, access to garage.

First Floor

Landing

Bedroom 1

13' 2" x 12' 4" (4.01m x 3.76m)

Window to front, radiator.

En-Suite

Low level wc, walk in shower, wash hand basin, window to front.

Bedroom 2

10' 6" x 8' 8" (3.20m x 2.64m)

Window to rear, fitted wardrobes, radiator.

Bedroom 3

12' 5" x 6' 5" (3.78m x 1.96m)

Window to rear, radiator.

Bedroom 4

9' 3" x 8' 1" (2.82m x 2.46m)

Window to front, fitted wardrobes, radiator.

Bathroom

Bath, low level wc, wash hand basin, chrome heated towel rail, window to side.

Externally

Front

Driveway, area of lawn.

Rear Garden

Artificial lawn, feature bar, well positions on corner plot, enclosed by timber fence.

Bar

13' 2" x 11' 9" (4.01m x 3.58m)

Bar, fully powered and kingspan insulated with electric fireplace, TV point,





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Gentian Way, Stockton-On-Tees

- CORNER PLOT
- 3 RECEPTION AREAS
- MODERN FITTED KITCHEN WITH UTILITY
- ENSUITE
- REAR GARDEN WITH BAR

Tenure: Freehold EPC Rating: C

offers over

£325,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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