



Smith & Friends Estate Agents are delighted to market this immaculate detached house situated in a pleasant cul de sac location in the idyllic village of Bishopton.

The accommodation briefly comprising: Entrance porch, hallway, great sized lounge with open fire then leading into the conservatory over looking the enclosed south facing garden.

The ground floor is completed by a fantastic Kitchen/diner with central island. To the first floor are four double bedrooms, family bathroom and the master bedroom has a large stunning ensuite.

Externally there is a double driveway with access the integral double garage. To the front of the property a communal green offers a pleasant outlook all year round. The rear garden benefits from a private, south facing garden.

Bishopton Village is a small picturesque village which lies within a conservation area and has it's own motte and bailey castle which is a protected national heritage site.

Within the village is a small primary school, village hall hosting various activities, a children's playing area, equestrian centre, church, two public houses, both of which serve food and a small garage.

On the outskirts of the village, within walking distance, you will find a windsurfing/wake park, a dog training centre along with recreation area and many quiet lanes and local footpaths for a scenic walk.

Town Farm Close, Bishopton, Stockton-On-Tees, TS21

1HX

4 Bed - House - Detached

Offers Over £400,000

EPC Rating: E

Council Tax Band: F

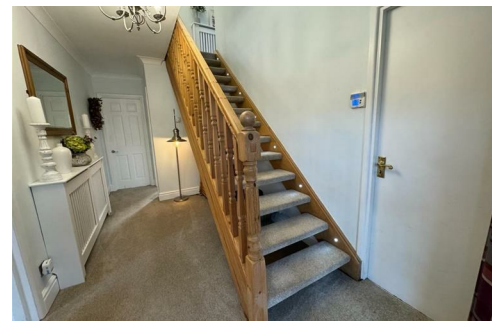
Tenure: Freehold



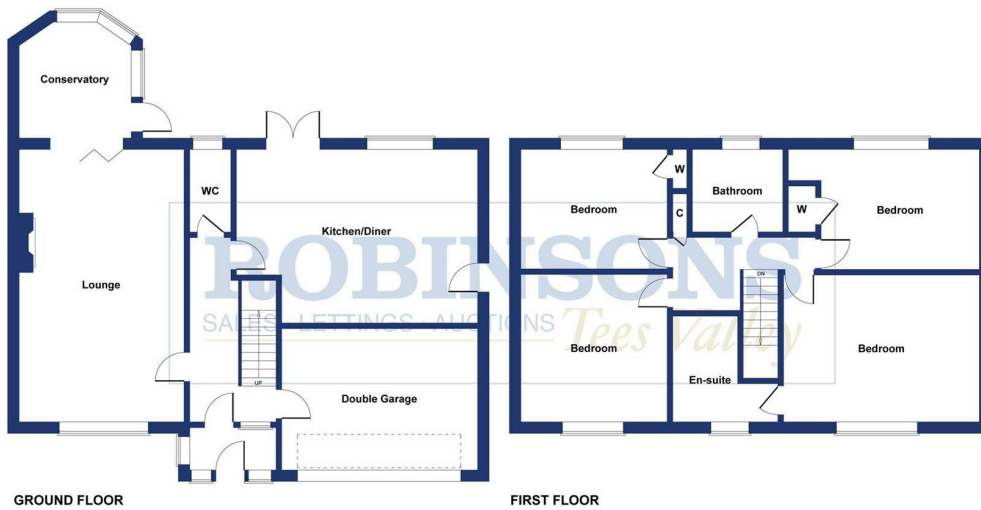
**SMITH &
FRIENDS**
ESTATE AGENTS

Town Farm Close, Stockton-On-Tees, TS21 1HX

- Entrance Porch
- Entrance Hall
- Cloakroom/WC
- Living Room
22'7" x 12'4" (6.9 x 3.76)
- Conservatory
8'11" x 8'0" (2.74 x 2.46)
- Kitchen/Diner
15'1" x 19'4" (4.62 x 5.9)
- Bedroom One
15'1" x 14'0" (4.62 x 4.27)
- En-Suite
- Bedroom Two
10'2" x 12'4" (3.12 x 3.78)
- Bedroom Three
14'2" x 10'2" (4.32 x 3.1)
- Bedroom Four
10'2" x 10'2" (3.12 x 3.1)
- Family Bathroom
- GARAGE
15'3" x 13'7" (4.65 x 4.15)



Town Farm Close



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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