



Smith & Friends Estate Agents are delighted to market this fantastic, immaculately presented detached property located at the head of a cul de sac, on the popular modern development of Cyprus Gate situated off Darlington Lane. This family home is beautifully decorated and presented to a high standard throughout and also has the benefit of a Baxi boiler installed in February 2023 with a 7 year warranty.

The ground floor living space provides entrance hall, cloakroom/wc, dining room and lounge with window to the front and French doors to the rear allowing lots of natural light.

The kitchen is open plan design and well equipped with a good range of base and wall units incorporating some integrated appliances (Dishwasher/Fridge freezer/Microwave and Double oven) and windows overlooking the rear garden. There is a separate utility room accessed from the kitchen. Moving through the accommodation the spacious first floor landing leads to a refitted family bathroom and four bedrooms.

The master bedroom includes a range of fitted wardrobes and features a En-Suite shower room. Ample off road parking is available on a double driveway which leads to the detached double garage. Gardens to the front and rear are well maintained providing fantastic outdoor space including outdoor bar, generous decked patio area, lawn and shrubs.

The property is situated on a great sized plot, is close to local amenities and within easy reach of local road networks for commuting along with cycle routes and walkways. Viewings are essential to appreciate.

**Marigold Grove, Stockton-On-Tees, TS19 8FD**  
**4 Bed - House - Detached**  
**Offers In Excess Of £280,000**  
**EPC Rating: C**  
**Council Tax Band: E**  
**Tenure: Freehold**

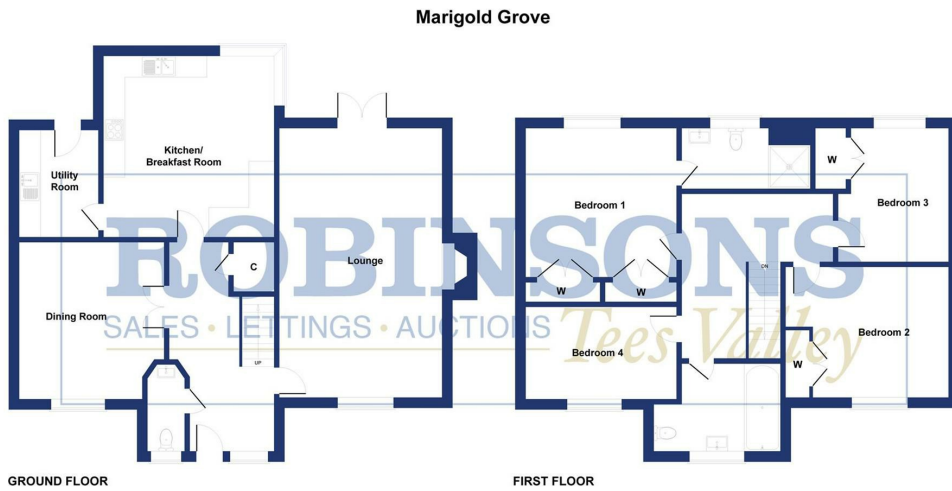
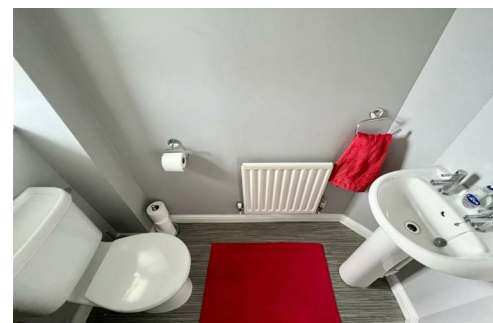


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 ESTATE AGENTS



# Marigold Grove, Stockton-On-Tees, TS19 8FD

- Cloakroom WC  
2'10 x 6'4 (0.86m x 1.93m)
- Lounge  
11'3 x 19'7 (3.43m x 5.97m)
- Dining Room  
10'10 x 9'10 (3.30m x 3.00m)
- Kitchen  
12'7 x 11'6 (3.84m x 3.51m)
- Utility Room  
5'9 x 7'8 (1.75m x 2.34m)
- Bedroom One  
10'9 x 10'0 (3.28m x 3.05m)
- En Suite  
9'0 x 4'1 (2.74m x 1.24m)
- Bedroom Two  
11'8 x 9'9 (3.56m x 2.97m)
- Bedroom Three  
9'1 x 8'0 (2.77m x 2.44m)
- Bedroom Four  
10'9 x 6'9 (3.28m x 2.06m)
- Bathroom  
8'11 x 6'7 (2.72m x 2.01m)
- Garage  
17'9 x 16'5 (5.41m x 5.00m)



**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. 2022

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 |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 74                      | 84        |
|   |   | EU Directive 2002/91/EC |           |

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