



We are pleased to offer for sale this superb five bedroom detached house which must be viewed internally to be appreciated fully. Refurbished throughout to a good standard and presented in good decorative order with many improvements including redesigning the ground floor accommodation, solid oak joinery and reskimmed ceilings and walls. The property is located on a small and exclusive cul de sac of similar executive style properties with a pleasant leafy aspect to the front.

Carlton is a sought after village location approximately four miles from Stockton and within walking distance of a village shop, well known public house and bus services.

With the benefit of security alarm system, oak panelled internal doors, excellent fitted kitchen and a luxury refitted en suite bathroom.

Meadow Walk, Stockton-On-Tees, TS21

1QD

5 Bed - House - Detached

£420,000

EPC Rating: C

Council Tax Band: G



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ESTATE AGENTS

Meadow Walk, Stockton-On-Tees, TS21 1QD



ENTRANCE PORCH

With tiled flooring and archway to a spacious and impressive Entrance Hall

ENTRANCE HALL

With solid oak staircase and solid wood flooring,

SPACIOUS LOUNGE

With feature fireplace and glazed double doors leading to a separate Dining Room

DINING ROOM

With solid wood flooring and French doors leading to the rear garden,

SPACIOUS KITCHEN/BREAKFAST ROOM

With wood fronted units, granite worktops, integrated appliances, Rangemaster cooker and tiled flooring,

UTILITY ROOM

Tiled flooring.

CLOAKROOM/WC

With white suite and tiled flooring.

FIRST FLOOR LANDING

MASTER BEDROOM

With His and Hers walk in wardrobes.

FULLY TILED EN SUITE BATHROOM/WC

Luxury refitted white suite and tiled flooring.

BEDROOM 2

BEDROOM 3

BEDROOM 4

BEDROOM 5

FAMILY BATHROOM

With white suite including a shower cubicle.

OUTSIDE

Open plan front garden laid to lawn with double width tarmac driveway providing excellent off street parking facilities and leading to an integral garage. Good sized west facing rear garden enclosed by timber fencing mainly laid to lawn with paved patio area, established shrub

INTEGRAL GARAGE

18'4 x 9'6 (5.59m x 2.90m)

With remote control up and over door, storage area, electric light and power points



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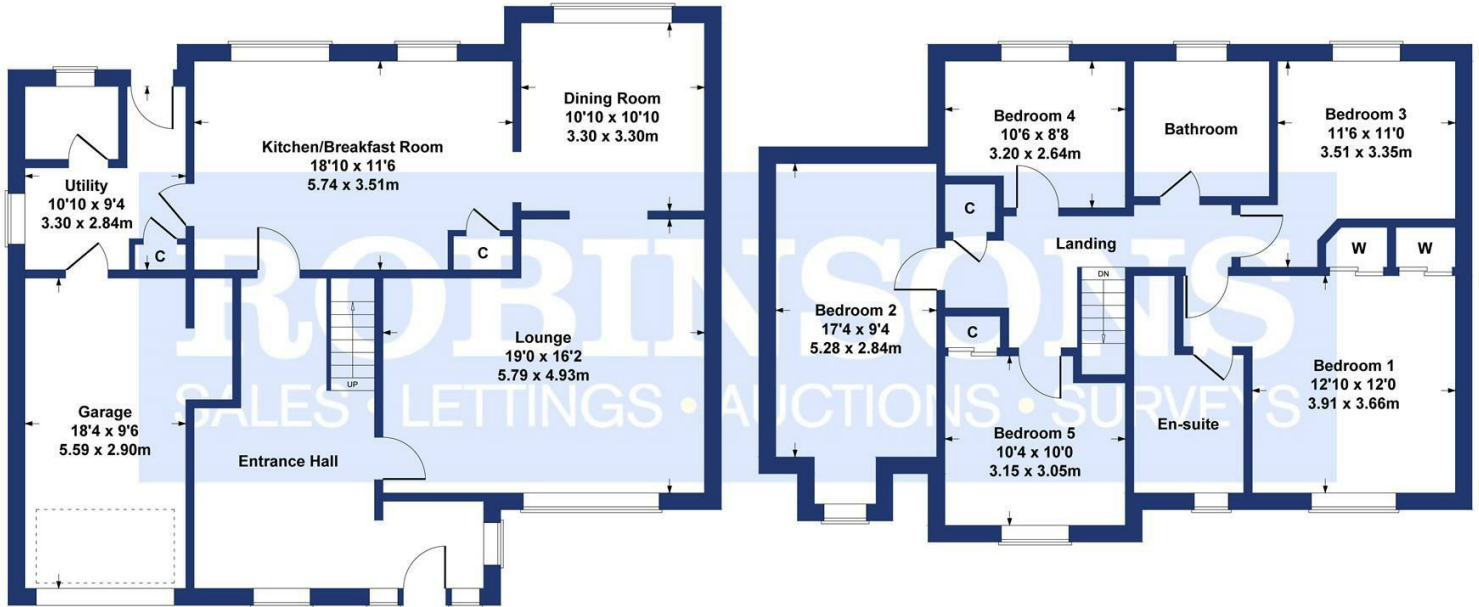


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Meadow Walk

Approximate Gross Internal Area
2161 sq ft - 201 sq m



GROUND FLOOR

FIRST FLOOR

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. 2021

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 and conveyancing 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	69	78
(55-68) D		
(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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