



Orchid Lodge sits in the picturesque village of Thorpe Thewles which is surrounded by peace and tranquillity. This property offers great family living having three/four receptions rooms, kitchen, utility area, conservatory, ground floor bedroom and en suite. The magnificent open landing on the upper floor leads to two bedrooms with en suite facilities, a further bedroom and beautiful family bathroom. This house would be perfect for a growing family wanting village life and having the advantage of countryside views and restaurants not too far away. The floorplan can be changed to suit your needs. One reception room is currently being used as a music room offering space and light through to the conservatory. External: Lovely driveway leading up to the property, ample parking, with double gates leading to a double garage and good size lawned and patio seating area. The property has gas central heating, double glazing throughout and beautiful views to the front of the house. We highly recommend viewings to appreciate the square footage of Orchid Lodge.

Vicars Close, Thorpe Thewles, TS21 3LJ

4 Bedroom - House - Detached

Offers Over £670,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: G



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HALLWAY

12'4 x 21'1 (3.76m x 6.43m)

Cupboard, flooring, double glazed door to front aspect and stairs.

KITCHEN

20'6 x 15'4 (6.25m x 4.67m)

Tiled flooring, double glazed window panel to front, double glazed window to front aspect, coved ceiling, square bay window, double stainless steel sink, gas hob with built-in oven, extractor fan, spot lights, radiator and leading to utility.

UTILITY

17'8 x 5'9 (5.38m x 1.75m)

Tiled flooring, cupboard, radiator, wall and base units with sink and drainer, spot lights, coved ceiling and side access door.

EN SUITE

10'8 x 4'3 (3.25m x 1.30m)

Walk-in shower, heated towel rail, spot lights, vanity WC, double glazed window to rear aspect and flooring.

BEDROOM (GROUND FLOOR)

11'2 x 16'1 (3.40m x 4.90m)

Double glazed square bay window to rear, spot lights, radiator and lobby leading to en suite.

MUSIC ROOM

10'7 x 15'11 (3.23m x 4.85m)

Flooring, fireplace and surround, access to conservatory, coved ceiling, spot lights, heated towel rail and low level radiator.

CONSERVATORY

9'8 x 21'6 (2.95m x 6.55m)

Tiled flooring, wall lights and double glazed double doors to rear.

LIVING ROOM

19'4 x 30'10 (5.89m x 9.40m)

Carpet flooring, arch, wall lights, speakers, two radiators, fire surround and five double glazed windows to rear aspect.

CLOAK/WC

7'2 x 11'5 (2.18m x 3.48m)

Tiled flooring, WC, shower cubicle, vanity wash hand basin, radiator and double glazed window to side aspect.

RECEPTION ROOM

16'5 x 11'11 (5.00m x 3.63m)

Which is off the utility room with flooring, radiator, coved ceiling and double glazed doors to rear.

UPPER LEVEL

BATHROOM

13'1 x 15'11 (3.99m x 4.85m)

Double glazed window to rear aspect, radiator, heated towel rail, shower cubicle, wash hand basin, WC, free standing bath on higher level, flooring, spot lights, cupboard, shelving and coved ceiling.

LANDING

12'4 x 14'10 (3.76m x 4.52m)

Two radiators, floor boards, wall lights, feature light, two cupboards, half circle landing, ceiling feature window and double glazed window to rear aspect.



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BEDROOM 2

13'10 x 19'10 (4.22m x 6.05m)

Double glazed window to front aspect, carpet flooring, coved ceiling, radiator and electric wall heater.

EN SUITE

13'9 x 6'1 (4.19m x 1.85m)

Double glazed window to rear aspect, tiled flooring, WC, wash hand basin, shower cubicle, spot lights and coving to ceiling.

BEDROOM 3

15'8 x 15'7 (4.78m x 4.75m)

Double glazed window to front aspect, radiator, floor boards, coved ceiling and wardrobes.

MASTER BEDROOM

14'2 x 18'1 (4.32m x 5.51m)

Carpet flooring, double glazed window to rear aspect, four cupboards, electric wall heater, coving to ceiling and wall lights.

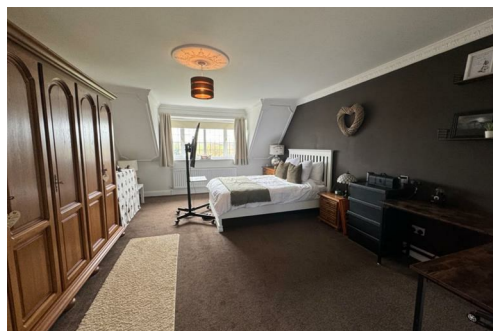
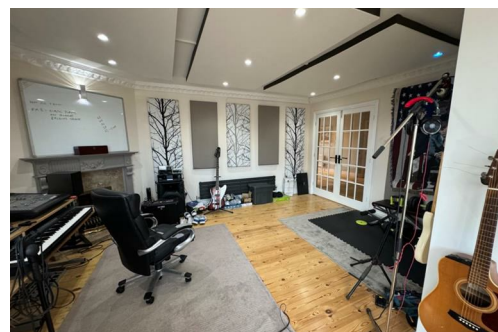
EN SUITE

11'8 x 10'11 (3.56m x 3.33m)

Double glazed window to front aspect, flooring, vanity wash hand basin, step-in bath, shower cubicle, part tiled walls, heated towel rail, spot lights and coving to ceiling.

EXTERNALLY

The front of the property has a sweeping driveway leading up to the entrance with outstanding views to the front and rear. The front garden is lawned to the boarder with trees and shrubs. The high raised split level rear garden is also lawned to the border with a patio and seating area. In addition the property has a double garage and double carport giving ample parking facilities with double gates.



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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. We 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			78
(55-68) D		65	
(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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