



A superbly well presented and exceptional four bedroom link detached house which is situated in the beautiful village of Bishopton. The property offers flexible family accommodation throughout and has a spectacular rear garden with a stunning rear view over farmland and countryside. The property which has been lovingly cared for by the current vendors having been extended and has had newly fitted kitchen and bathrooms over the years, has accommodation internally comprising of entrance hallway, lounge, orangery, kitchen/breakfast room, utility, dining room, study, cloak/WC, landing with four bedrooms, two en suites to bedrooms one and two in addition to a family bathroom. The lower ground floor offers a garden room in addition to a games room/sauna. The property could even be further extended on the lower ground floor area where there is a void area behind the rear wall which subject to the necessary planning permissions could be extended into to create further living accommodation. In addition the property has a driveway and detached double garage and a stunning rear garden which in our opinion must be viewed to truly appreciate it.

Anesty Court, Bishopton, TS21 1NP
4 Bedroom - House - Link Detached
£525,000
EPC Rating: D
Tenure: Freehold
Council Tax Band: F



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FRIENDS**
ESTATE AGENTS

Anesty Court, Bishopton, TS21 1NP

ENTRANCE HALLWAY

10'9 x 4'9 (3.28m x 1.45m)

Via front door with tiled flooring, storage cupboard, step and covered ceiling.

CLOAK/WC

5'10 x 3'6 (1.78m x 1.07m)

Tiled flooring, WC, wash hand basin, radiator and extractor fan.

'L' SHAPED LOUNGE

27' x 12' (8.23m x 3.66m)

Carpet, fire and surround, two radiators and coved ceiling.

DINING ROOM

19'3 x 14'4 (5.87m x 4.37m)

Double glazed square bay window, two double glazed windows, carpet, wall radiator, spot lights and coved ceiling.

ORANGERY

8'8 x 16'4 (2.64m x 4.98m)

Laminate flooring, stairway leading to ground floor, radiator and two sets of patio doors leading to the lounge.

KITCHEN/BREAKFAST ROOM

10'9 x 13'7 (3.28m x 4.14m)

Spot lights, laminate flooring, electric hob, built-in oven and microwave, marble worktops, breakfast bar with marble top, wall radiator, double glazed window to rear aspect, part tiling, access to utility and open plan to garden room.

UTILITY

10'1 x 4'11 (3.07m x 1.50m)

Double glazed window to front aspect, stainless steel sink and drainer, wall cupboards and laminate flooring.

LANDING

15'11 x 4'10 (4.85m x 1.47m)

Double glazed window to front aspect, radiator, carpet flooring, coved ceiling and loft access.

BEDROOM 1

18'11 x 11'11 (5.77m x 3.63m)

Double glazed window to rear aspect, radiator, built-in wardrobes and dressing table, coved ceiling.

EN SUITE

5'9 x 11'11 (1.75m x 3.63m)

Double glazed window to side aspect, heated towel rail, spot lights, double cupboard, shower cubicle, vanity wash hand basin and WC, tiled flooring.

BEDROOM 2

14'11 x 15'7 (4.55m x 4.75m)

Carpet, spot lights, built-in wardrobes and dressing table, radiator and double glazed window to front aspect.

BEDROOM 3

10'10 x 13'5 (3.30m x 4.09m)

Two double glazed windows to rear aspect, carpet flooring, coved ceiling and access to en suite.

EN SUITE

9'5 x 4'10 (2.87m x 1.47m)

Shower cubicle, WC, wash hand basin, tiled flooring, heated towel rail, spot lights and double glazed window to front aspect.

BEDROOM 4

7'9 x 9' (2.36m x 2.74m)

Double glazed window to rear aspect, carpet flooring and radiator.

BATHROOM/WC

6'10 x 7'6 (2.08m x 2.29m)

Double glazed window to front aspect, spot lights, tiled flooring, bath, shower, vanity wash hand basin, WC and bidet.



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LOWER GROUND FLOOR

Approached from the spiral staircase from orangery.

GARDEN ROOM

10'10 x 29'3 (3.30m x 8.92m)

Tiled floor, two double glazed doors to rear aspect and covered ceiling.

ENTERTAINMENT ROOM

8'10 x 29'4 (2.69m x 8.94m)

Tiled floor, double radiator and sauna with shower cubicle and wash hand basin.

OUTSIDE

To the front there is an easily maintained driveway which is block paved and provides access into the detached double garage. To the side there is a footpath which via gated access leads in turn to the rear garden. The rear garden has a fantastic aspect to the rear with a raised paved patio area stepping down onto a laid to lawn area. The garden also has a useful outside storage shed which houses the oil tank, and external water tap. The garden is mainly laid to lawn and is stocked with various mature plants, trees, shrubs and bushes and is a fantastic feature of this immaculate property.

DETACHED DOUBLE GARAGE

26' x 18' (7.92m x 5.49m)

Electric up and over door with power and lighting points and courtesy door to side access.



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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
2760.46 ft²
256.46 m²

Reduced headroom
90.72 ft²
8.43 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 57 | 75 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

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