



This outstanding detached family home tucked away on Bassleton Lane has come to the market with NO FORWARD CHAIN and is ready to move straight into. With no expense spared, this property offers class and style throughout. Located close to schools, shops and local amenities it is also a short drive away to the A19 North/South making it easy for people who need to commute. Comprising of an entrance hallway, dining room, reception room and open plan living room/orangery which is the heart of the home. An excellent kitchen with integral garage, utility and cloakroom on the ground floor. The upper level offers an open plan landing, master bedroom with an en suite, three further bedrooms with a Jack and Jill en suite and separate family bathroom. External: Ample parking, garage and an excellent maintained rear garden with a seating area and laid to lawn, side access.

Bassleton Lane, Stockton-On-Tees, TS17 0LD

4 Bedroom - House - Detached

£300,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

Bassleton Lane, Stockton-On-Tees, TS17 0LD



ENTRANCE HALLWAY

5'3 x 14'4 (1.60m x 4.37m)

Solid Oak flooring, radiator and stairs to upper level.

DINING ROOM

9'4 x 18'9 (2.84m x 5.72m)

Double glazed bay window to front aspect, Solid Oak flooring, full length wall radiator, internal doors to lounge.

CLOAKROOM

5'2 x 2'8 (1.57m x 0.81m)

Vanity wash hand basin, WC, spot lights, radiator, part tiling. tiled flooring.

LOUNGE

10'3 x 25'1 (3.12m x 7.65m)

Open plan with orangery, internal doors to dining room, Oak flooring and full length wall radiator.

ORANGERY

Rear bi-fold doors, four double glazed skyline windows, two full length wall radiators, two double glazed windows to side aspect with full length panels, Dorset Marron pattern ceramic tiled floor, Henley coal dual log burner.

KITCHEN

10'3 x 10'9 (3.12m x 3.28m)

Two double glazed windows to rear aspect, integral garage, tiled flooring, spot lights, electric hob and oven, integrated fridge/freezer and radiator.

UTILITY

5'4 x 5'1 (1.63m x 1.55m)

Door to rear aspect, radiator, spot lights, tiled flooring, wall and base units.

LANDING

10'4 x 6'7 (3.15m x 2.01m)

Carpet, loft access, storage cupboard, spot lights and radiator.

BEDROOM ONE

9'7 x 14'11 (2.92m x 4.55m)

Double glazed window to front aspect, carpet and radiator.

EN SUITE

5'8 x 5'2 (1.73m x 1.57m)

Shower cubicle, wash hand basin, WC, part tiling, tiled floor, heated towel rail, spot lights and double glazed window to side aspect.

BEDROOM TWO

12'8 x 9'10 (3.86m x 3.00m)

Double glazed window to front aspect, radiator, carpet, access to Jack and Jill en suite.

JACK AND JILL EN SUITE

6' x 5'10 (1.83m x 1.78m)

Walk-in shower cubicle, vanity wash hand basin, WC, tiled flooring, spot lights and double glazed window to side aspect.

BEDROOM THREE

8'11 x 9'3 (2.72m x 2.82m)

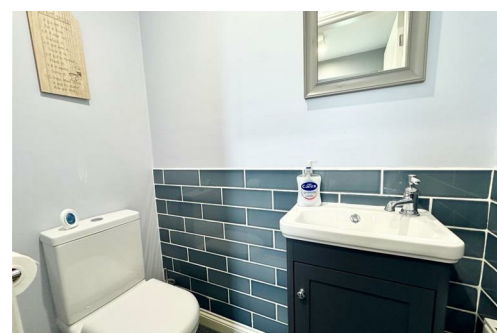
Double glazed window to rear aspect, carpet, radiator, access to Jack and Jill en suite.

BEDROOM FOUR

9'7 x 7'2 (2.92m x 2.18m)

Currently used as a craft room with double glazed window to rear aspect, carpet and radiator.

BATHROOM



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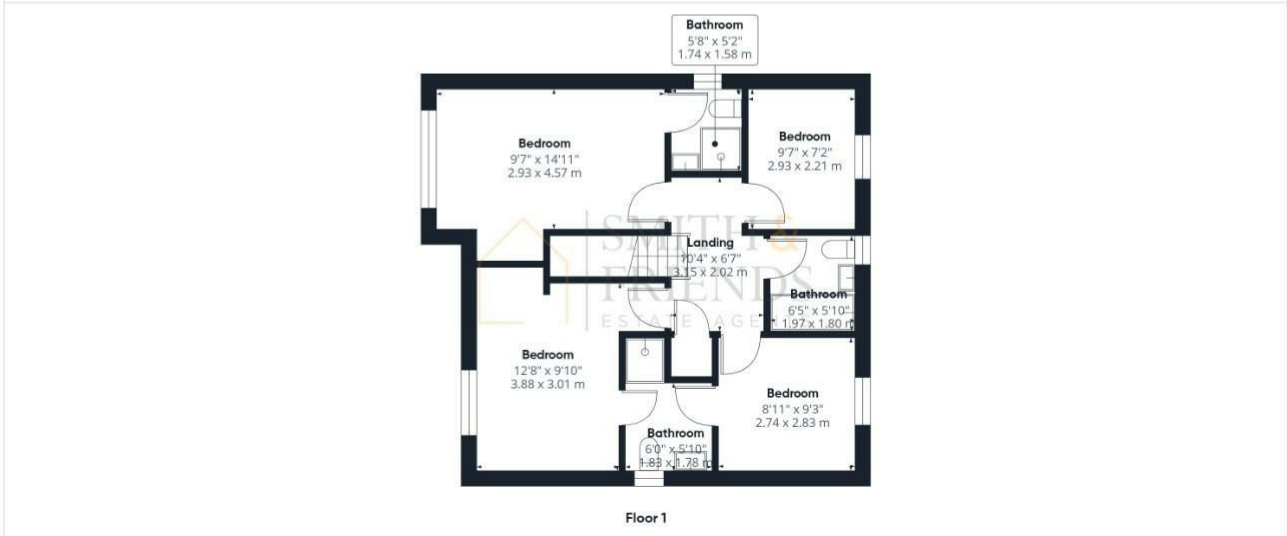
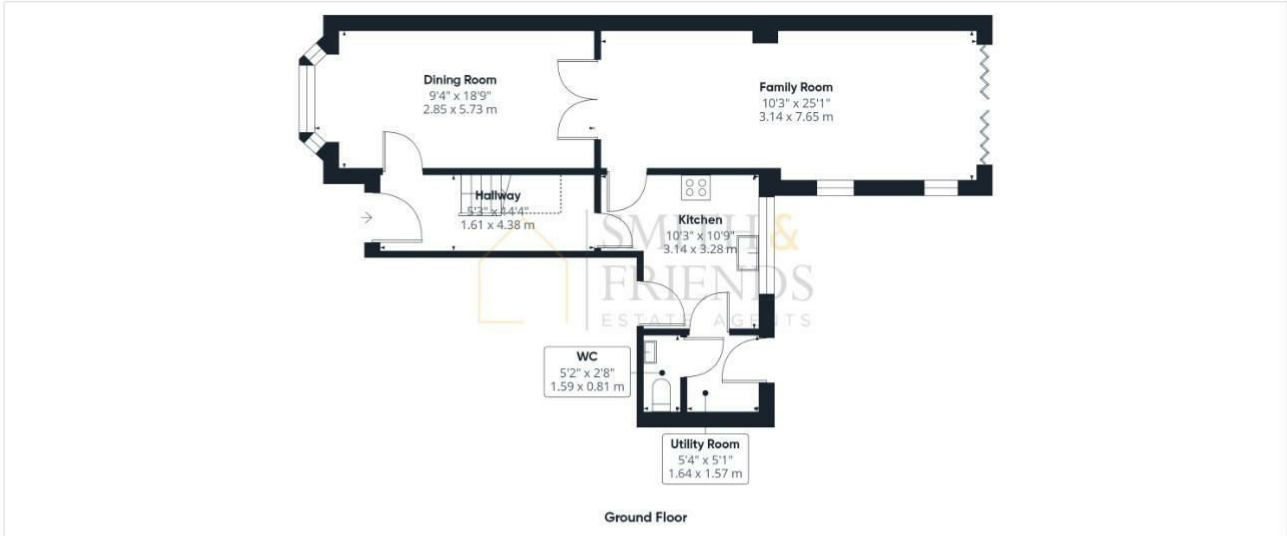
6'5 x 5'10 (1.96m x 1.78m)

Double glazed window to rear aspect, bath, heated towel rail, tiled flooring, extractor fan and spot lights.



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Approximate total area⁽¹⁾
1269 ft²
117.9 m²
Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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		93
(81-91) B	84	
(69-80) C		
(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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