



### A Stunning Five-Bedroom Family Home

This impressive family home has just come to the market and truly shouldn't be missed. Offered with no forward chain, the property is ready for a new family to move straight in and enjoy.

The home offers spacious and versatile living, featuring three generous reception rooms along with a bright and airy garden room—perfect for both relaxation and entertaining. The ground floor also includes a convenient bedroom with an en-suite, ideal for guests or multigenerational living.

Upstairs, you'll find a grand master bedroom complete with its own en-suite bathroom, along with three additional well-proportioned bedrooms and a family bathroom, providing ample space for everyone.

Externally, the property boasts a generous rear garden, mainly laid to lawn with a dedicated seating area—perfect for outdoor dining and family gatherings. To the front, there is ample parking for up to three cars, ensuring convenience for residents and visitors alike.

This is a wonderful opportunity to secure a spacious and beautifully presented family home in a sought-after location.

**Whinflower Drive, Stockton-On-Tees, TS20 1TQ**

**5 Bedroom - House - Detached**

**£370,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: E**





**Whinflower Drive, Stockton-On-Tees, TS20 1TQ**



**Entrance Hallway**

Flooring, stairs to upper, 1 x front entrance door, radiator and under stairs cupboard.

**Cloakroom**

Wash hand basin, 1 x radiator, w/c, part tiled and flooring.

**Lounge**

Internal doors, carpet flooring, 1 x front double glazed window, 1 x radiator, fire/surround and coved ceiling.

**Kitchen**

1 x radiator, built in oven/grill, spot lights, radiator, open plan with reception room and coved ceiling.

**Garden Room**

Double glazed rear double doors and side double glazed door.

**Reception Room**

Rear double glazed doors, open plan with kitchen.

**Ground Floor Bedroom**

1 x front double glazed window, fitted robes, flooring and radiator.

**Ground Floor Ensuite**

Shower cubicle, w/c and wash hand basin.

**Landing**

Carpet flooring, loft access, storage cupboard, 1 x radiator and internal window.

**Bedroom**

Carpet flooring, fitted robes, 1 x radiator and coved ceilings.

**Ensuite**

Walk in shower, wash hand basin, w/c, tiled flooring, 1 x rear double glazed window, spot lights, fully tiled and heated towel rail.

**Bedroom**

1 x front double glazed window, 1 x radiator, carpet flooring and coved ceiling.

**Bedroom**

1 x rear double glazed window, carpet flooring, 1 x radiator and coved ceiling.

**Bedroom**

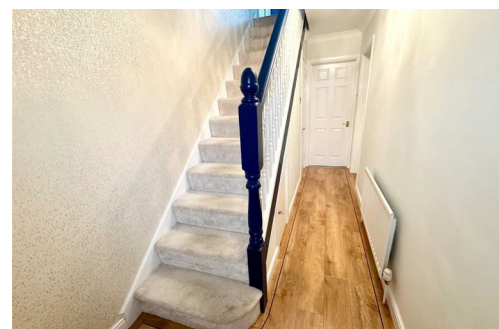
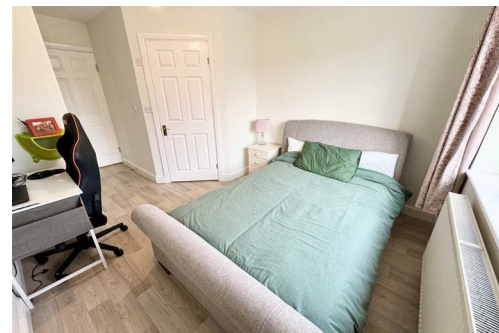
1 x front double glazed window, carpet flooring, 1 x radiator and low level bulk head

**Bathroom**

Bath, wash hand basin, w/c, heated towel rail, 1 x rear double glazed window, shaver point and storage cupboard.

**Externally**

Laid to lawn with seating area and generous size driveway to the front of the property



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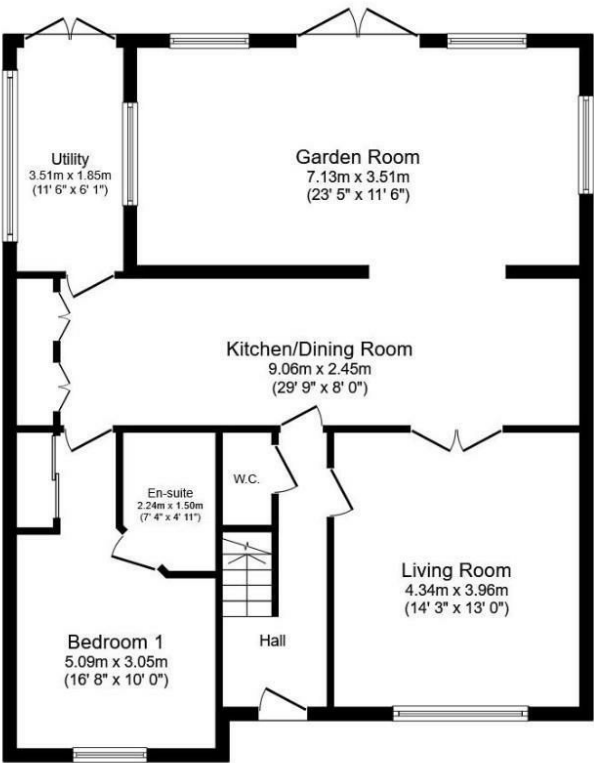


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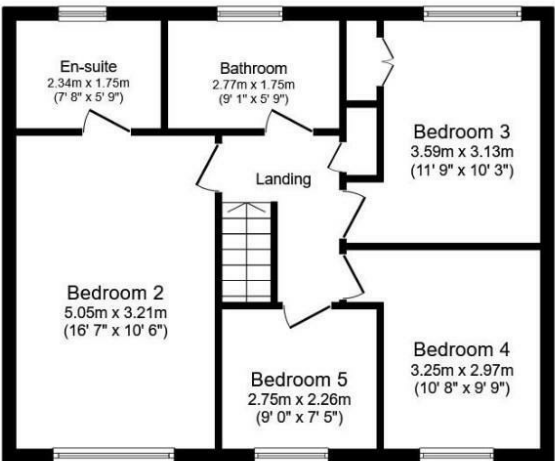
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Ground Floor

Floor area 98.2 sq.m. (1,057 sq.ft.)



First Floor

Floor area 58.2 sq.m. (627 sq.ft.)

Total floor area: 156.5 sq.m. (1,684 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

