

# CLARKE | MUNRO

ESTATE AGENTS

3 Poplars Lane, Carlton, TS21 1QE



Price: £350,000



01642 361 111  
visit [clarkemunro.com](http://clarkemunro.com) for details





## Key Features:

- Superior Detached Family Home
- Master Bedroom With En-suite Bathroom
- Second Bedroom With En-suite
- Detached Double Garage
- Delightful Carlton Village Location
- No Onward Chain

## Property Description:

Clarke Munro welcome to the market this superior property which is pleasantly situated within this small and unique development. Poplars Lane occupies a most pleasing position within the delightful village location of Carlton. Offered with no onward chain, this lovely home consists of entrance porch, opening into large hallway which leads to all rooms. The lounge is the full depth of the property and then opens into a conservatory, there is a study and dining room along with great sized kitchen and utility room. The first floor consists of four bedrooms, The master has an ensuite bathroom, the next bedrooms has an ensuite shower room, and two further double bedrooms and a family bathroom. Each bedroom has built in storage. Externally there is parking for multiple cars leading to a double garage, Lawned gardens to the front and rear. The rear garden also has a little conservatory/summerhouse which is freestanding. Early inspection is highly recommended to fully appreciate the size of this lovely family home.

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TO VIEW: Tel: **01642 36111**

65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

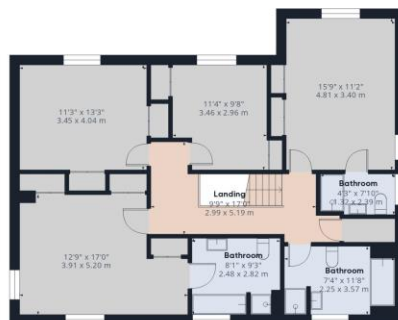
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Ground Floor

Approximate total area<sup>(1)</sup>  
2179.16 ft<sup>2</sup>  
202.45 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Our Services:

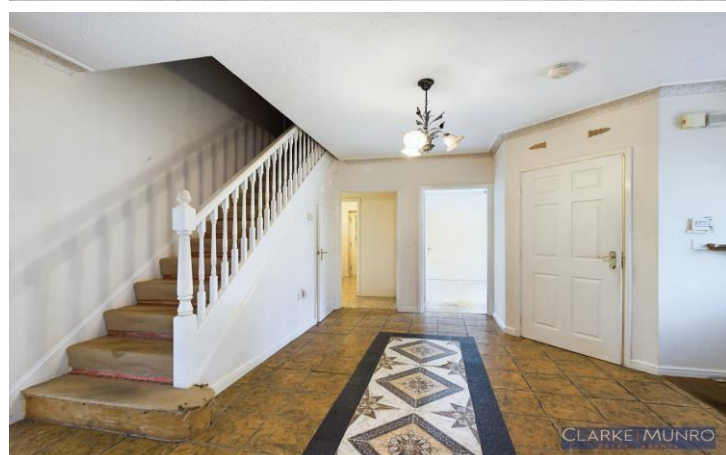
- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



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