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1 HAMILTON COURT  
THORPE THEWLES | TS21 3LL

# I HAMILTON COURT

## THORPE THEWLES | TS21 3LL

This four-bedroom detached family home is nestled in a quiet cul-de-sac, offering a serene and pleasant position. The beautifully presented accommodation boasts versatile living spaces ideal for family life and entertaining. The stunning breakfasting kitchen at the rear spans the full width of the property, featuring modern units, a full range of integrated appliances, and contrasting granite work surfaces, leading to a practical back kitchen. The sun lounge, overlooking the rear garden, provides a lovely family area with a contemporary log-burning stove and a high vaulted ceiling. A more formal lounge with a feature fire surround is located at the front, alongside a small study and a cloakroom/WC.

The galleried landing gives access to four double bedrooms. The master bedroom includes fitted wardrobes and a generously sized, beautifully fitted en-suite with a large walk-in shower and a free-standing tub. The remaining bedrooms are served by a family bathroom. Externally, the rear garden is extremely private with established planted borders, flower beds, lawns, a large patio area, and a summerhouse. The front of the property features further garden space, a large driveway, and a double integral garage, partially converted to provide front storage and a practical laundry/drying room at the rear.











#### AGENTS NOTES:-

- \* Fully UPVC Double Glazed throughout
- \* All main services
- \* Gas fired central heating via radiators.
- \* Modular wood flooring throughout ground floor, except lounge & study
- \* EER:- D60
- \* Council Tax Band:-

#### LOCATION:-

Thorpe Thewles is a picturesque village located in County Durham, England. Nestled in the rolling countryside, it offers a tranquil rural setting with a rich history dating back to medieval times. The village is known for its charming cottages, historic church, 2 renowned pubs and close-knit community. It is also home to Wynyard Woodland Park, a popular local attraction featuring scenic walking trails and wildlife. Despite its peaceful ambiance, Thorpe Thewles is conveniently situated near the town of Stockton-on-Tees, providing easy access to modern amenities while maintaining its quaint, village charm.



#### VIEWINGS:-

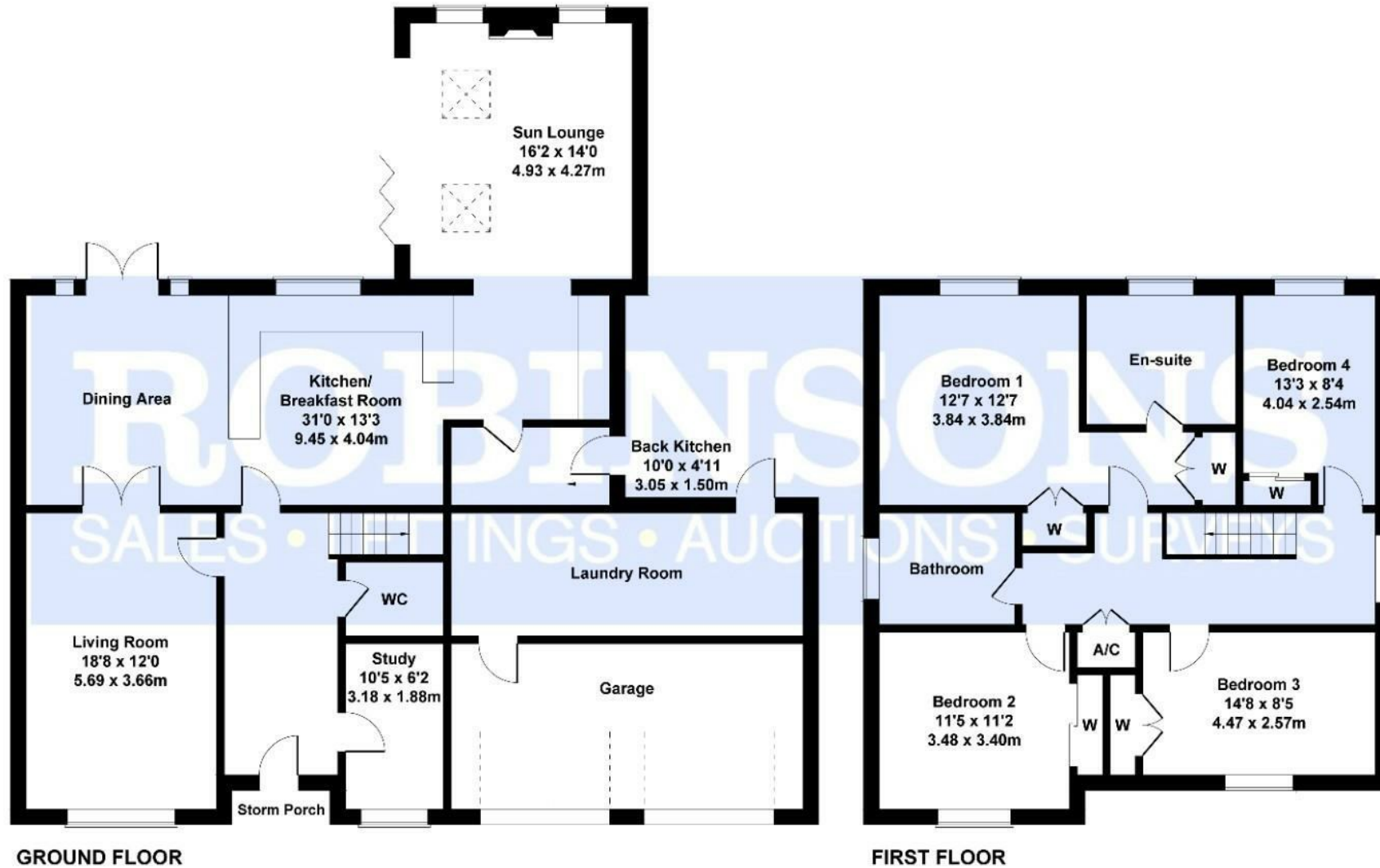
Via Robinsons Rural & Regency

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# 1 Hamilton Court

Approximate Gross Internal Area  
2616 sq ft - 243 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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