



Stockton-on-Tees TS21 1HN  
Offers Over £775,000





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# Stockton-on-Tees TS21 1HN



- 5 bedroom detached house
- Attractive sought after village
- Large Conservatory

- Beautiful surroundings
- Open plan kitchen diner
- 3 bathrooms

- Superb one acre garden
- Five reception rooms
- Tranquil location

Rarely available, Brookfield House is a stunning 5-bedroom bright and airy detached house located in the beautiful and tranquil village of Little Stainton, Stockton-on-Tees. This property boasts 5 spacious bedrooms and 3 bathrooms, perfect for a growing family or those who love to entertain guests.

As you step inside, you'll be greeted by superb hallway, 5 reception rooms offering plenty of space for various activities such as a cosy living room, a formal dining area and more. The large conservatory is a lovely addition, providing a bright and airy space to relax and enjoy the views of the large near one-acre private garden that comes with the property.

The house itself exudes charm and character, with a traditional detached design that offers both privacy and a sense of grandeur. The one-acre garden is a rare find in such a picturesque village setting, providing ample space for outdoor activities, gardening, or simply enjoying the peace and quiet of the countryside.

Whether you're looking for a family home with room to grow, a peaceful retreat away from the hustle and bustle of city life, or a property with great potential for hosting gatherings, this 5-bedroom detached house in Little Stainton has it all. Don't miss out on the opportunity to make this beautiful property your own.

There is no onward chain.

## Hall

274 x 13.01 (8.33m x 3.96m/0.30m)

A most impressive entrance hallway with beautiful wooden flooring and access to all ground floor rooms, staircase to the first floor landing.

## Living room

215 x 14'0 (6.53m x 4.27m)

Double doors from the hallway lead into this large, bright and airy living room which has the benefit of dual aspect double glazed windows but look out onto the garden.

## Reception room 2

13'5 x 14'2 (4.09m x 4.32m)

Second reception room to the front of the property with 2x double glazed windows to the front.

## Cloakroom WC

47 x 6'5 (1.40m x 1.96m)

## Kitchen diner

172 x 27'3 (5.23m x 8.31m)

A large open plan space to the rear of the property with a kitchen area and dining area combined. The kitchen area has a range of matching cream wall floor and drawer units, a sink drainer and mixer tap, eye-level oven, integrated hob and overhead extractor, integrated dishwasher and fridge

and separate freezer, eye-level integrated microwave oven, a wine fridge, ceiling spotlights and two double glazed windows overlooking the rear garden. There is easily sufficient room to accommodate a good sized kitchen table into the open plan dining space.

## Utility room

73 x 8'6 (2.21m x 2.59m)

With a range of matching wall floor and drawer units, a sink unit with double glazed window to the side elevation and back door allowing access to the driveway

## Dining Room

14'0 x 14'2 (4.27m x 4.32m)

An individual room accessed from the open plan area of the kitchen. Can be ideally used as a stand alone dining room or a children's playroom.

## Conservatory

192 x 26'2 (5.84m x 7.98m)

An extremely impressive wrap around conservatory which enjoys excellent views of the garden and the pond at the rear of the property which is accessed from the open plan kitchen via French doors.

## Landing

336 x 12'6 (10.21m x 3.81m)

A large open landing on the first floor with double glazed window allowing excellent views of the rear garden.

## Bedroom 1

127 x 14'1 (3.84m x 4.29m)

Situated to the front of the property with two double glazed windows a walk-in wardrobe and an ensuite bathroom comprising wash hand basin with storage units, WC, towel dryer, ceiling spotlights and double glazed window to the side elevation

## En-suite shower room

## Bedroom 2

107 x 14'3 (3.23m x 4.34m)

With two double glazed windows overlooking the rear garden and an ensuite bathroom comprising bath, WC and wash handbasin.

## En-suite bathroom

## Bedroom 3

142' x 13'5 (4.32 x 4.11)

Situated to the front of the property with two double glazed windows.

## Bedroom 4

142' x 11'3 (4.32 x 3.43)

Another double bedroom to the rear of the property with two double glazed windows overlooking the garden.

## Bedroom 5

107 x 12'6 (3.23m x 3.81m)

A fifth bedroom which is another double room which is currently used as an office overlooking the front of the property.

## Family Bathroom

9'6 x 14'2 (2.90m x 4.27m/0.61m)

Family bathroom with corner bath and dual wash handbasins with storage, WC, double glazed window to the side, separate shower unit and ceiling spotlights.

## Outside front

The property has double gates allowing access onto a driveway which can accommodate off street parking for numerous vehicles. There is also a lawned area with mature shrubs and trees. Access can be gained to the rear of the property via the side.

## Outside rear

The magnificent rear garden runs down to a farmers field and is just short of 1 acre. This is a private garden and is mostly laid to lawn with some mature trees and shrubs. There is also a patio area and a pretty pond with attractive planting, a garage, a separate storage room that can be used as a playroom, and a stable area.

## Council Tax

Band G

## Tenure

Freehold

## Note

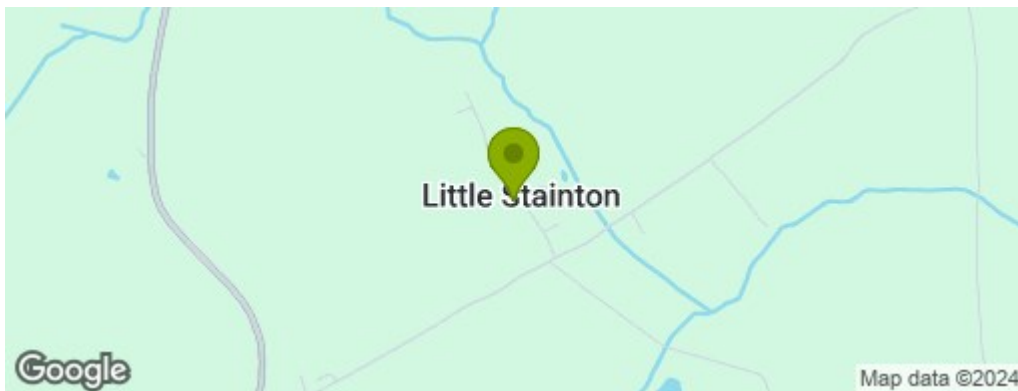
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GROUND FLOOR

1ST FLOOR



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