



## Corvus Drive, Queensgate, Stockton-On-Tees, TS18 3WE

This superbly presented four bedroom detached family home delivers spacious, contemporary living in a desirable location. Finished to a high standard throughout and meticulously maintained, the home also benefits from gas central heating and double glazing.

The welcoming entrance hall creates an immediate sense of space and leads to a convenient ground floor WC and a generous lounge through dining room with French doors, ideal for both everyday family life and entertaining guests. The stylish fitted kitchen is well equipped with integrated fridge freezer, dishwasher, washing machine, oven and gas hob and offers direct access to the garage, which benefits from power and lighting. To the first floor are four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property has an attractive, Southerly facing rear garden laid mainly to lawn, complemented by a patio area that provides the perfect setting for outdoor dining, relaxation, and social gatherings. The garden also benefits from an external hot and cold tap and a convenient outdoor power socket. A driveway offers ample off road parking and leads to the integral garage.

Situated within the popular Queensgate development, the property is ideally placed for convenient access to major transport routes, making commuting straightforward. A range of local amenities are close at hand, including Lidl supermarket and the picturesque Ropner Park.

Combining generous living space, quality finishes, and a convenient location, this impressive home is perfectly suited to buyers seeking a property that is ready to move straight into and enjoy.

**£250,000**



# Corvus Drive, Queensgate, Stockton-On-Tees, TS18 3WE

HALLWAY

LOUNGE

14'8" x 13'7" (4.47m x 4.14m)

KITCHEN

13'4" x 8' (4.06m x 2.44m)

DINING ROOM

9'10" x 8'3" (3.00m x 2.51m)

DOWNSTAIRS WC

6'8" x 2'9" (2.03m x 0.84m)

LANDING

BEDROOM ONE

11'3" x 10' (3.43m x 3.05m)

ENSUITE

7'7" x 3'9" (2.31m x 1.14m)

BEDROOM TWO

17'7" x 7'8" (5.36m x 2.34m)

BEDROOM THREE

10' x 9'6" (3.05m x 2.90m)

BEDROOM FOUR

7'2" x 6'6" (2.18m x 1.98m)

BATHROOM

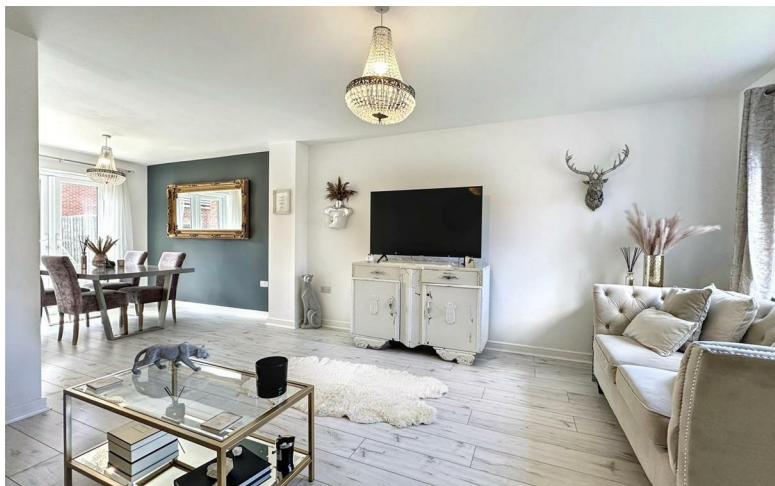
6'5" x 6'3" (1.96m x 1.91m)

GARAGE

18'1" x 7'11" (5.51m x 2.41m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



Corvus Drive, Queensgate, Stockton-On-Tees, TS18



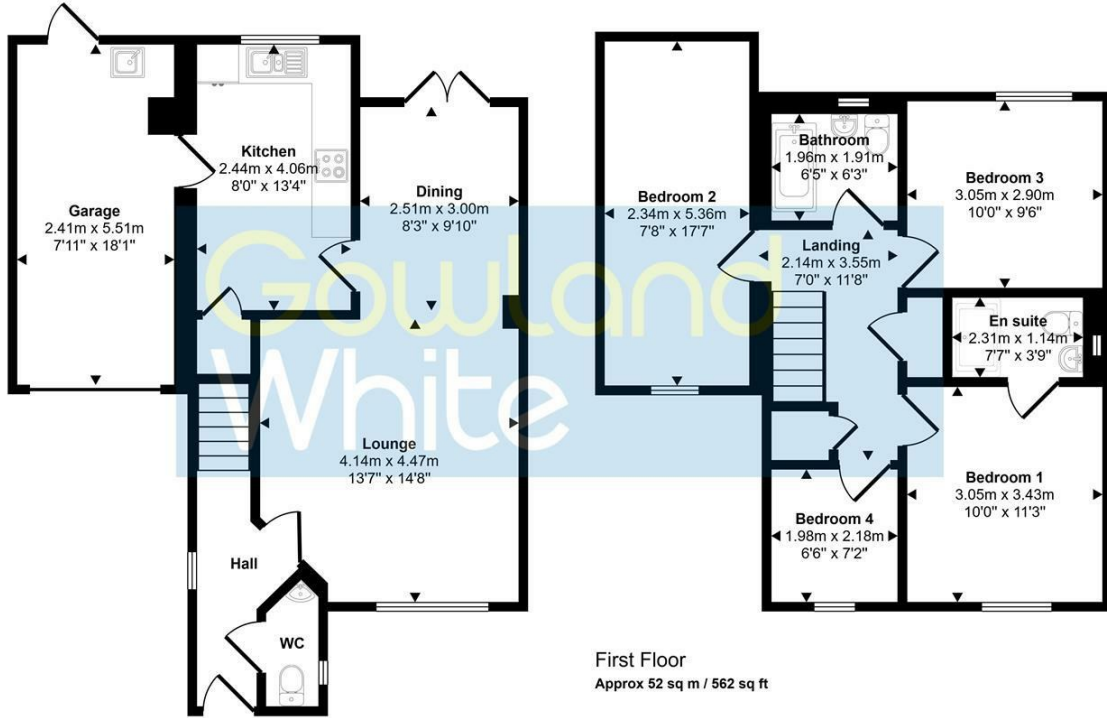
Corvus Drive, Queensgate, Stockton-On-Tees, TS18



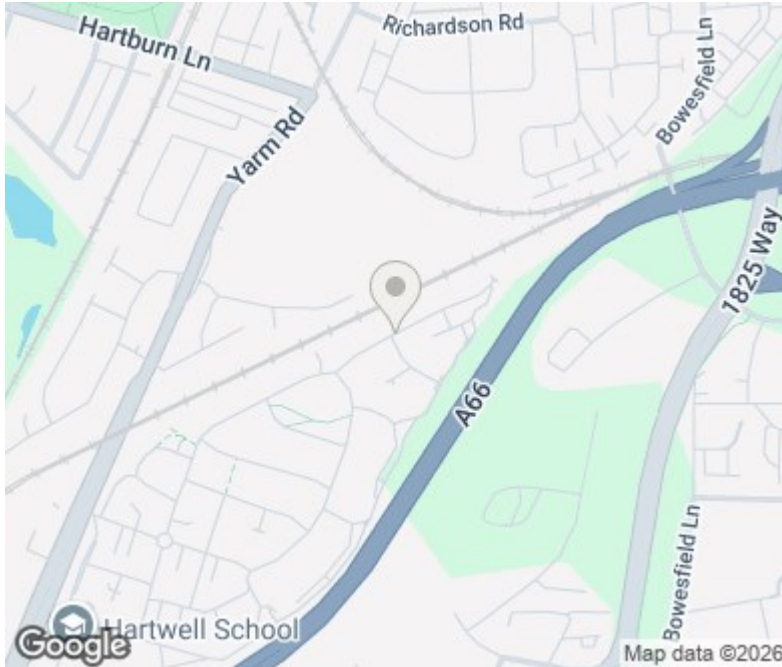


# Corvus Drive, Queensgate, Stockton-On-Tees, TS18

Approx Gross Internal Area  
110 sq m / 1188 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very very efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

17 Bishop Street, Stockton on Tees, TS18 1SY  
stockton@gowlandwhite.co.uk

Tel: 01642 615657