

# 32 Malton Drive, Stockton-On-Tees

Offers in Region of **£175,000**

Michael Poole
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# 32 Malton Drive

## Stockton-On-Tees

Stylish three-bedroom home with versatile living space, modern kitchen and a private west-facing garden with fantastic summerhouse/bar – perfect for entertaining and sunny evenings.

- Stylish & Beautifully Presented Three-Bedroom Home
- A Fabulous First-Time Buy or Young Family Home
- Private West-Facing Garden – Perfect for Afternoon & Evening Sun
- Fantastic Summerhouse/Bar – Your Own Garden Entertaining Space
- Generous 14'3" Living Room – Made for Relaxed Evenings
- Modern 14'2" Kitchen with Contemporary Finish
- Three Bedrooms & Contemporary Family Bathroom
- Separate Sitting Room – Ideal Snug, Playroom or Gaming Room
- Low-Maintenance Garden Designed for Relaxing & Entertaining
- Attached Garage Plus Double Porcelain Drive

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There’s much more to 32 Malton Drive than first meets the eye. Behind its traditional exterior is a beautifully presented home with a surprisingly versatile layout – but it’s the private, west-facing garden and fantastic summerhouse/bar that really give this property its personality.

At the front, the generous 14'3" living room is a comfortable everyday retreat. There’s plenty of room to stretch out on the sofa for a movie night, while its warm, contemporary styling makes it somewhere you’ll be happy to settle into at the end of the day.

The 14'2" kitchen is smart, modern and practical, with contemporary dark cabinetry and plenty of preparation and storage space. It connects naturally with the rest of the ground floor, creating an easy flow that works just as well for everyday life as it does when friends come round.

Adding another dimension is the separate sitting room. This could be a cosy snug, gaming room, children's space or somewhere to escape with a book – the sort of additional room that allows the home to adapt as life changes.

Upstairs are three bedrooms, with the principal bedroom offering particularly comfortable proportions, while the modern family bathroom completes the first floor.

Private and west-facing, the rear garden is made for enjoying those sunny afternoons and longer summer evenings. Designed to be low maintenance, there’s plenty of room for outdoor furniture, barbecues and relaxed weekends without having to spend every spare hour looking after the garden.



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And then there's the summerhouse/bar – a brilliant addition that transforms the outside space into somewhere you'll genuinely want to entertain. Stock the fridge, invite friends over and enjoy drinks in your own garden bar, or simply use it as a relaxed retreat at the end of the week.

With an attached garage and double Porcelain drive adding everyday practicality, this is a home that successfully combines comfortable living with a little bit of fun.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:




JAZZ


beko





**GROUND FLOOR**

**Living Room** 14' 3" x 13' 3" (4.34m x 4.04m)

**Kitchen** 14' 2" x 10' 0" (4.32m x 3.05m)

**Sitting Room** 12' 6" x 6' 5" (3.81m x 1.96m)

**Rear Lobby** 4' 7" x 14' 5" (1.40m x 4.39m)

**FIRST FLOOR**

**Bathroom** 5' 7" x 5' 7" (1.70m x 1.70m)

**Bedroom One** 13' 3" x 8' 8" (4.04m x 2.64m)

**Bedroom Two** 7' 9" x 10' 8" (2.36m x 3.25m)

**Bedroom Three** 6' 8" x 5' 6" (2.03m x 1.68m)

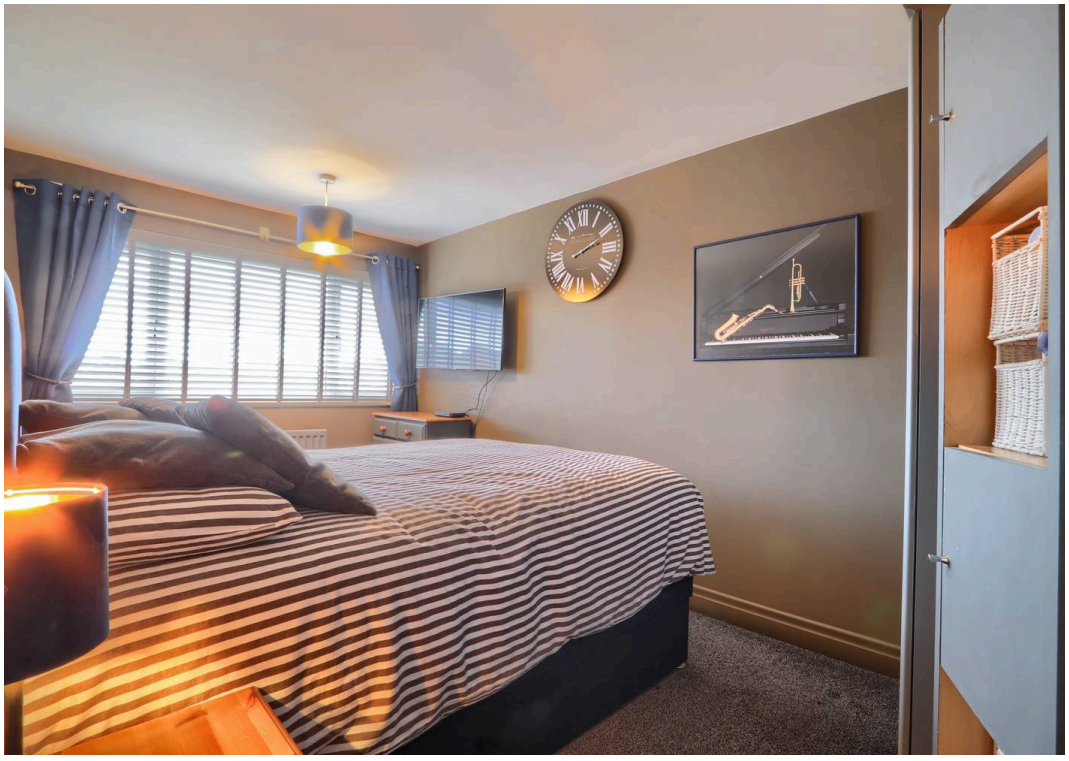
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**AGENTS REF:**
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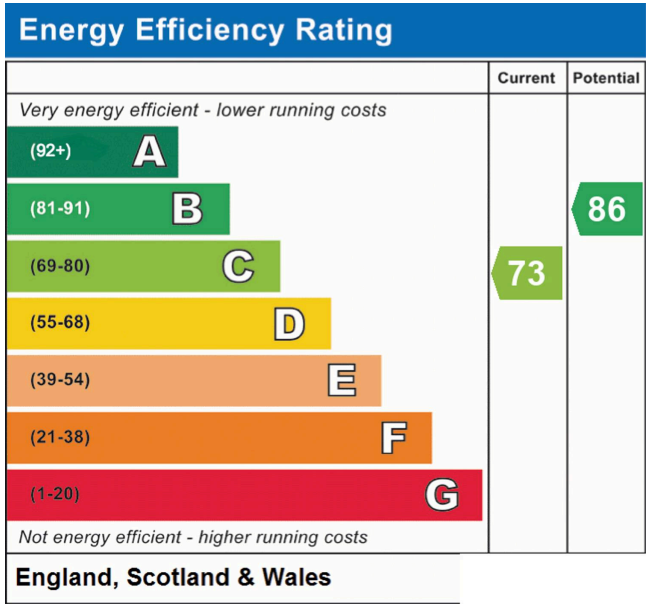






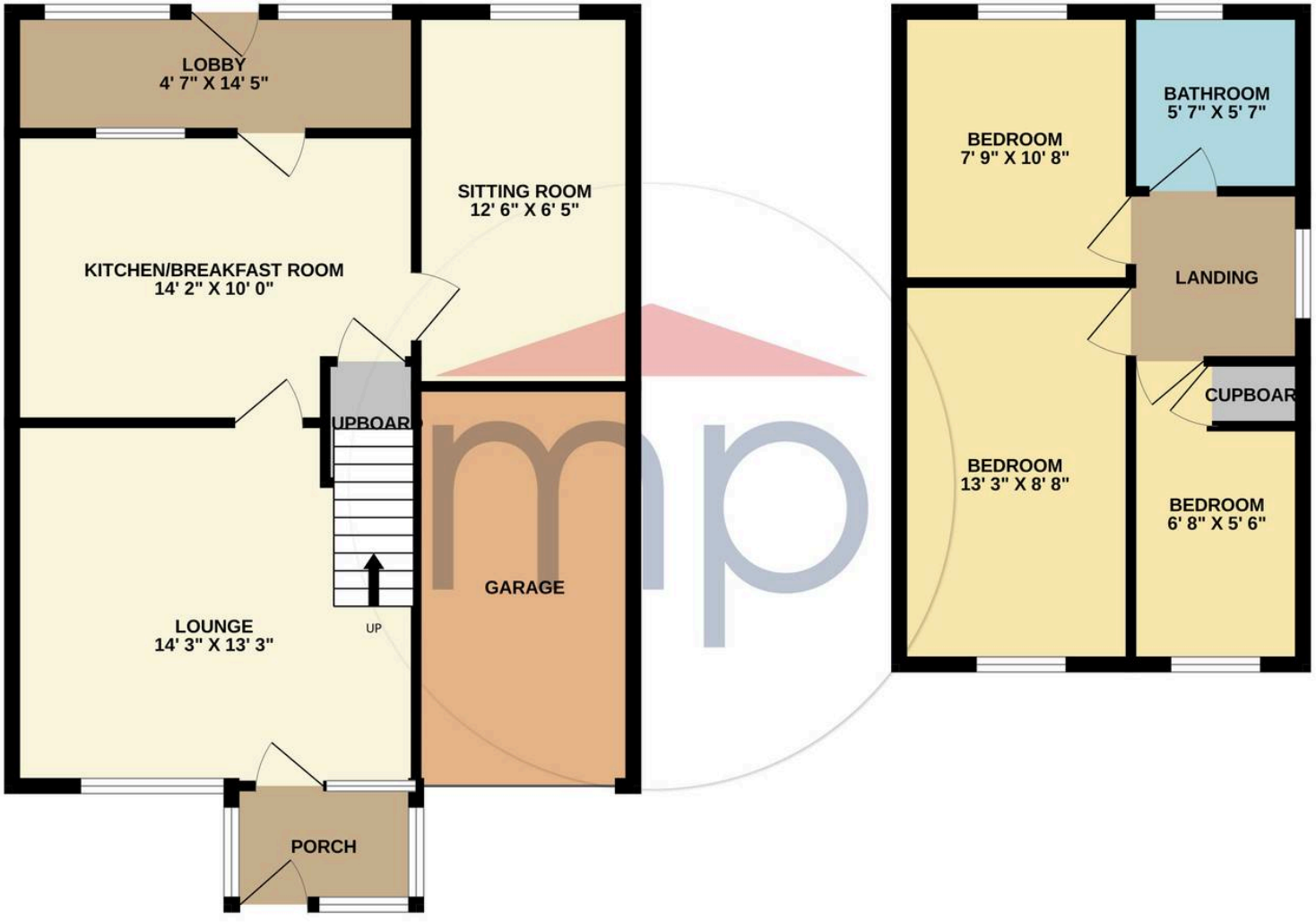



ROUTE
US
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NOBODY GETS O


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
86
England, Scotland & Wales

GROUND FLOOR

1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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