

35 Grenadier Close, Stockton-On-Tees

£300,000

Michael Poole
SALES - LETTINGS - AUCTIONS



35 Grenadier Close

Stockton-On-Tees

Beautifully presented 4-bed detached home in Bramley Green with spacious living, garden, garage, and double driveway. Ideal for families, close to schools, amenities, and commuter links.

- Sought-after Bramley Green location in a popular family-friendly development
- Beautifully presented four-bedroom detached home ready to move straight into
- Spacious lounge opening into the dining area, ideal for entertaining and family living
- Bright and sociable breakfast kitchen with French doors to the rear garden
- Generous principal bedroom with fitted wardrobes and modern en-suite shower room
- Flexible additional bedrooms perfect for children, guests or home working
- Rear garden with patio and decked seating area for outdoor entertaining
- Double driveway, integral garage and excellent access to schools, amenities and commuter links
- Combi boiler

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Tucked away within the sought-after Bramley Green development, this beautifully presented four-bedroom detached home offers the perfect balance of stylish living, practical family space and effortless indoor-outdoor entertaining.

From relaxed mornings in the bright breakfast kitchen to summer evenings with friends on the decked entertaining area overlooking the garden, this is a home designed around modern family life. The spacious lounge flows seamlessly into the dining area, creating a welcoming space for gatherings, celebrations or simply unwinding at the end of the day.

Upstairs, the generous principal bedroom with en-suite provides a peaceful retreat, while three further bedrooms offer flexibility for growing families, guests or home working. Every room has been lovingly maintained, giving the property a warm and move-in-ready feel throughout.

Outside, the attractive rear garden has been thoughtfully designed for both relaxation and entertaining, while the double driveway and integral garage add everyday convenience.

Located in a popular residential setting close to excellent schools, local amenities and commuter links, this is more than just a house — it's a home ready for its next chapter.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D











GROUND FLOOR

Entrance Hall
Recently installed composite entrance door to entrance hall with staircase to the first floor and radiator.

Living Room - 15' 8" x 10' 10" (4.78m x 3.30m)
With double glazed bay window to the front aspect, wall mounted fire, radiator and double doors to ...

Breakfast Kitchen/Dining Room -0 18' 2" x 12' 0" (5.54m x 3.66m)
With double glazed window and French doors to the rear garden, radiator, under stairs cupboard and breakfast bar. Wall, drawer and floor units with complementary work surfaces incorporating a sink and drainer unit, space for dishwasher and fridge freezer, and access to the utility.

Utility
With a continuation of the wall and floor units, sink and drainer unit, courtesy door to the garage and door to the side aspect.

Cloakroom/WC
With double glazed window to the rear aspect, pedestal wash hand basin, low level WC and radiator.

Garage - 15' 9" x 9' 1" (4.80m x 2.77m)

FIRST FLOOR

Landing
With loft access and airing cupboard.

Bedroom One - 14' 0" x 12' 0" (4.27m x 3.66m)
With double glazed window to the front aspect, radiator and fitted wardrobes.

En-Suite
With double glazed window to the side aspect, heated towel rail, walk-in shower, low level WC, wash hand basin, and tiled walls and floor.







Bedroom Two - 11' 6" x 9' 6" (3.50m x 2.90m)
With double glazed window to the front aspect and radiator.

Bedroom Three - 9' 6" x 7' 6" (2.90m x 2.29m)
With double glazed window to the rear aspect and radiator.

Bedroom Four - 9' 6" x 9' 0" (2.90m x 2.74m)
(max) With double glazed window to the rear aspect and radiator.

Bathroom
With double glazed window to the rear aspect, white two seater side panelled bath, wash hand basin, low level WC, heated towel rail and tiled walls and floor.

EXTERNALLY

Parking & Gardens
Externally there is a double driveway, front lawn with planters and gated access to the side leads to an attractive rear garden with stone patio, decking area, stocked borders and shaped lawn.

Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.























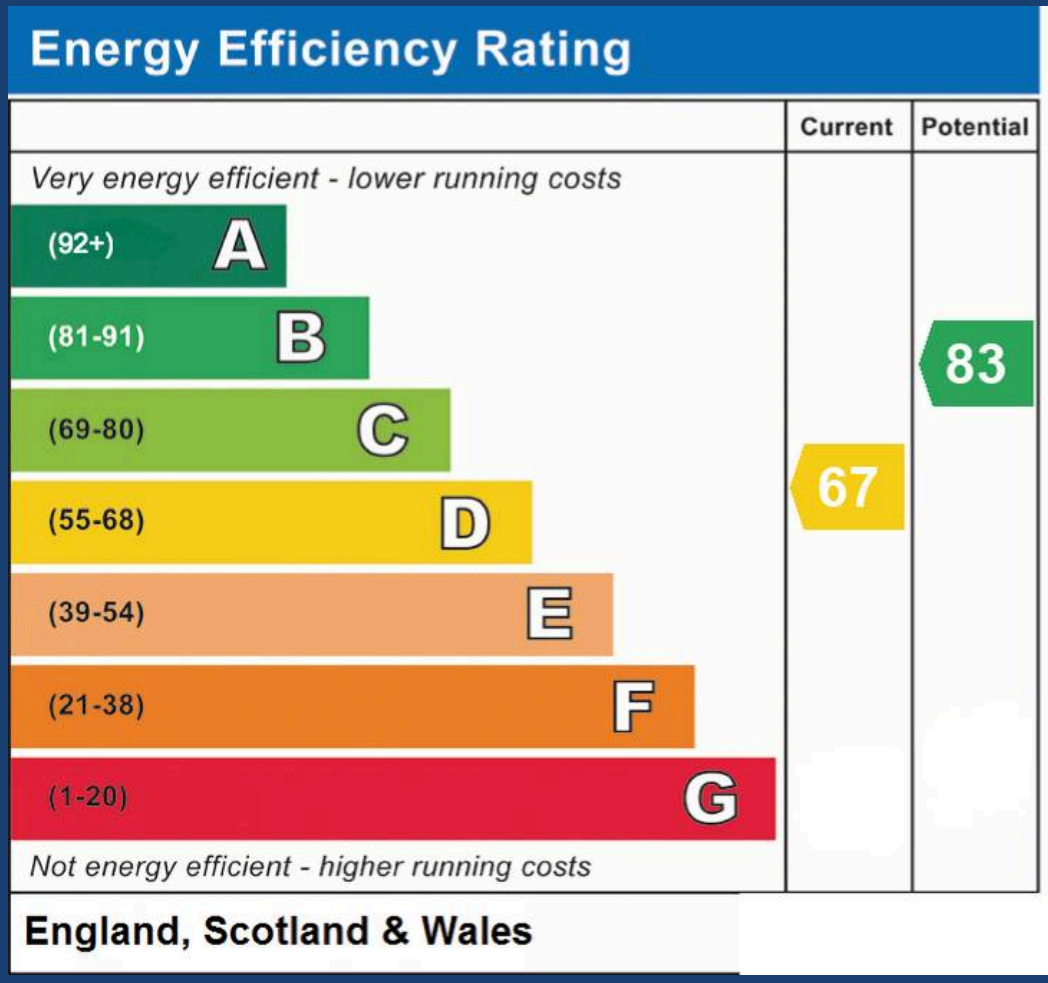
GROUND FLOOR

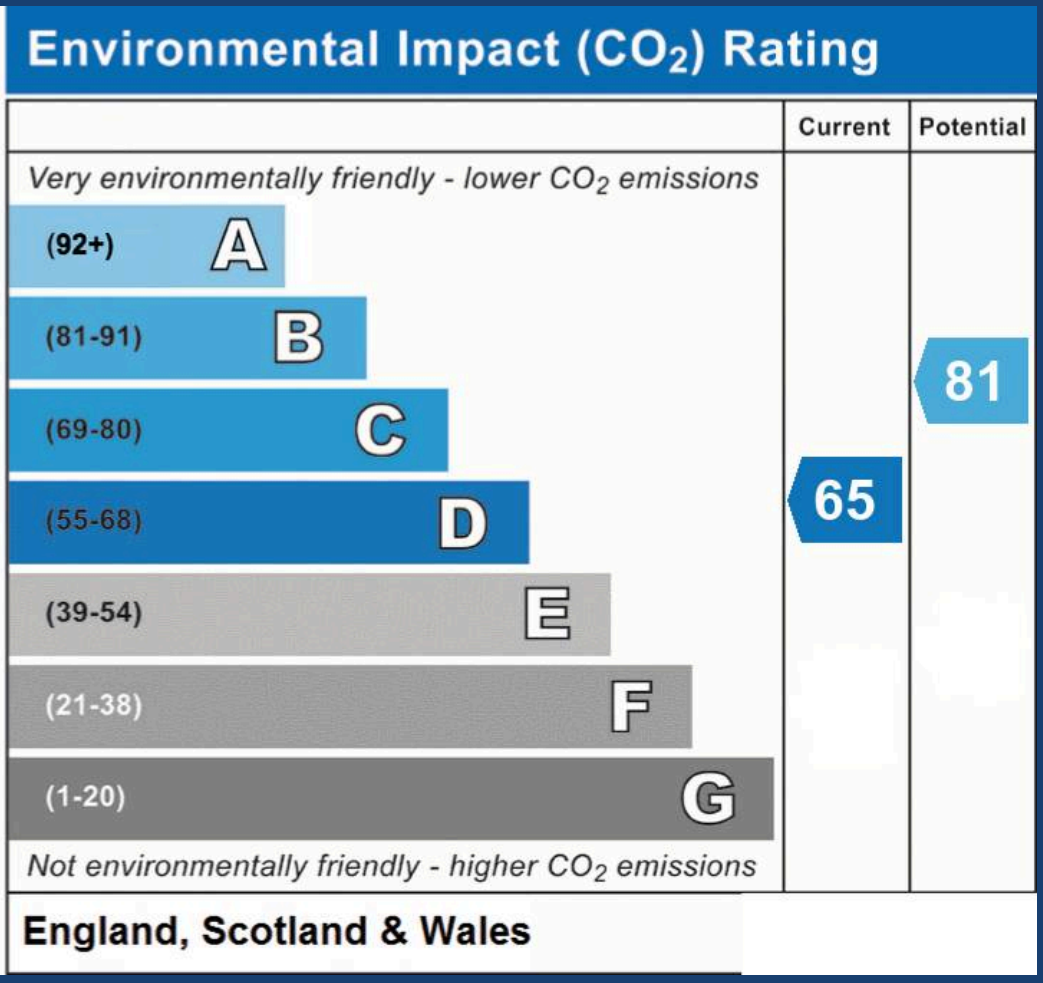
1ST FLOOR



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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