Harper & Co
Estate Agents Ltd

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2 Greens Lane

Hartburn, Stockton-On-Tees, TS18 5HP

Offers in excess of £400,000

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IMPRESSIVE 2,506 SQ FT DETACHED FAMILY HOME | EXTENSIVELY REFURBISHED | GENEROUS CORNER PLOT | PRIME HARTBURN LOCATION

Occupying a generous corner plot in sought-after Hartburn, this substantial four-bedroom detached family home extends to approximately 2,506 sq ft and has been extensively refurbished to create an exceptional modern living space.

Highlights include a stunning open-plan kitchen, dining and family room, two further reception spaces, bespoke entertaining bar, four generous bedrooms, luxury bathroom and en-suite, large garage, extensive driveway and private low-maintenance gardens with an attractive open outlook.

A beautifully finished home offering an impressive combination of space, specification and location.

SUBSTANTIAL 2,506 SQ FT DETACHED FAMILY HOME – EXTENSIVELY REFURBISHED – PRIME HARTBURN LOCATION

Harper & Co are delighted to offer this impressive four-bedroom detached family home, occupying a generous corner plot within one of Hartburn's most sought-after residential locations.

Extending to approximately 2,506 sq ft, the property has undergone an extensive refurbishment and now provides beautifully finished, spacious accommodation designed around modern family life and entertaining.

From the moment you enter, the scale and quality of the home are immediately apparent.

The welcoming entrance hallway leads into a beautifully proportioned front sitting room, where a bay window, feature fireplace, bespoke fitted bookcase and window seat create an attractive additional reception space.

The principal lounge provides an impressive yet comfortable family living area, centred around a feature log-burning stove. French doors open directly onto the garden, while an adjoining bespoke bar area creates a fantastic space for entertaining family and friends.

At the heart of the home is the superb open-plan kitchen, dining and family room.

The recently refurbished Shaker-style kitchen provides an extensive range of cabinetry, timber work surfaces, integrated appliances and generous preparation and storage space.

The kitchen flows naturally into a substantial dining area with French doors opening onto the garden, while a separate family seating area makes this a genuine everyday living space rather than simply a kitchen.

A separate utility room and contemporary ground-floor WC complete the ground-floor accommodation.

To the first floor are four generously proportioned bedrooms, including an impressive principal bedroom with its own beautifully appointed en-suite shower room.

The remaining bedrooms are served by a stylish family bathroom featuring both a separate bath and walk-in shower. The loft space is accessed via pull down ladder and boarded.

Externally, the property occupies a particularly generous corner plot with attractive, low-maintenance gardens providing excellent space for relaxing, entertaining and family life.

The garden enjoys a pleasant open aspect, while French doors from both the lounge and dining area create an excellent connection between the indoor and outdoor living spaces.

To the front, a substantial driveway provides off-road parking for multiple vehicles and leads to the larger-than-average garage, providing excellent secure parking, storage or workshop space.

Further storage is available within the main loft, which is boarded and accessed via a pull-down ladder.

Combining approximately 2,506 sq ft of accommodation, an extensive refurbishment, excellent entertaining space and a desirable Hartburn position, this is a home that needs to be viewed to fully appreciate the scale and quality of accommodation on offer.

Viewing is strongly recommended.

Location

The property occupies an excellent position within Hartburn, one of Stockton-on-Tees' most established and sought-after residential areas.

Hartburn is particularly popular with families and professionals, combining attractive residential surroundings with convenient access to everyday amenities, schools, transport connections and green spaces.

The picturesque Ropner Park is within easy reach, providing landscaped gardens, a lake and walking routes, while a range of local shops, cafés and amenities can also be found nearby.

Stockton town centre is readily accessible, with further retail, leisure and employment facilities available throughout the wider Teesside area.

For commuters, the location provides convenient access to both the A66 and A19, connecting with Middlesbrough, Darlington and destinations throughout the wider North East.

The combination of established surroundings, excellent connectivity and access to green space continues to make Hartburn one of Stockton-on-Tees' most desirable locations for family living.

Note

Please find the attached brochure with material information for buyers.

Disclaimer

Although issued in good faith, these particulars do not constitute factual representations and do not form part of any offer or contract. Prospective buyers should satisfy themselves by independent inspection or other means as to the accuracy of the information contained within these particulars. Neither Harper & Co Estate Agents Limited nor any of its employees has the authority to make or give any representation or warranty in relation to this property.

Whilst every effort has been made to ensure the accuracy of these sales particulars, they are intended as a general guide only. If there is any information that is particularly important to you, please contact our office and we will be happy to verify it for you, especially if you are travelling a considerable distance to view the property. All measurements are approximate and should be used for guidance only. Harper & Co Estate Agents have not tested any services, appliances or equipment at the property. Accordingly, prospective purchasers are advised to obtain their own surveys and service reports before committing to a purchase.

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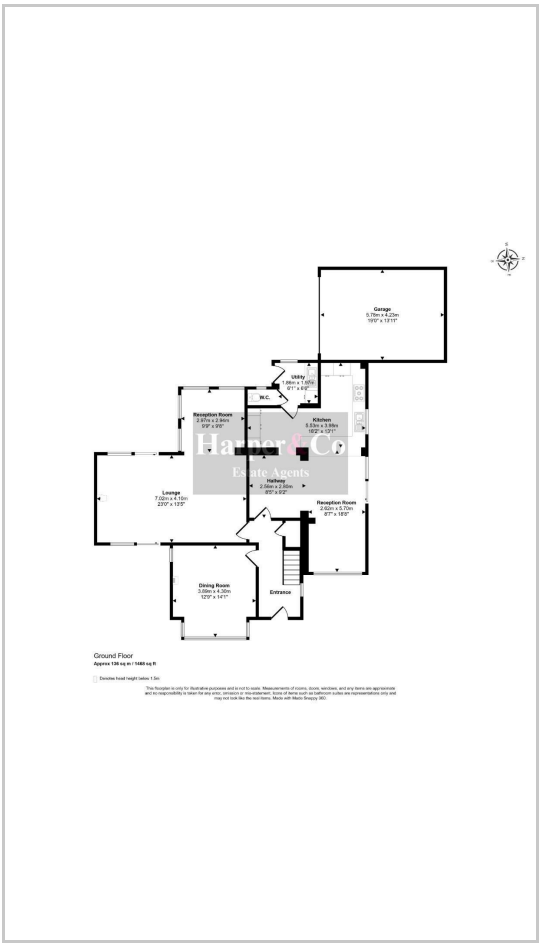
Money Laundering Notice

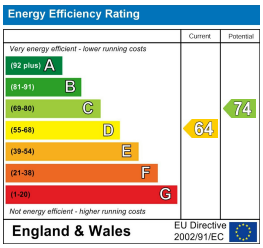
In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

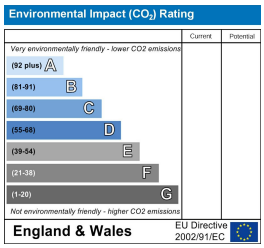
Area Map

Floor Plans



Energy Efficiency Graph





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