



Poppy Lane, Stockton-On-Tees, TS19 8FL

An outstanding opportunity to purchase an extended and immaculately presented detached home, finished with thoughtful upgrades throughout. Set within a cul-de-sac, Poppy Lane enjoys excellent access to well regarded schools, everyday shopping amenities and convenient commuter links via the A66 and A19, making it an ideal setting for modern family life.

The ground floor offers an impressive level of space. A welcoming porch and hallway lead into a stylish lounge featuring a contemporary media wall with an electric fire. The heart of the home is the stunning open plan kitchen/dining room, fitted with granite worktops, a full height fridge and freezer, dishwasher, microwave and a range cooker. This sociable space flows through to a bright garden room/conservatory, also finished with a media wall and electric fire, creating a superb living area overlooking the garden.

A converted garage provides a versatile third reception room or study, complete with fitted wardrobes, while a useful utility room and downstairs WC add further practicality.

Upstairs, a generous landing leads to four well proportioned bedrooms. The master bedroom enjoys its own modern en-suite with gold accents. Three of the bedrooms benefit from fitted wardrobes or built-in storage and are served by the family bathroom.

Externally, the property features a double driveway to the front. The rear garden is neatly arranged with a lawn, a substantial timber decked seating area, external lighting and a power socket, along with a small timber shed, ideal for outdoor entertaining.

A beautifully maintained home offering space, style and flexibility, perfectly suited to family living.

£300,000



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PORCH

HALLWAY

LOUNGE

18'6" x 8'7" (5.64m x 2.62m)

KITCHEN/DINING ROOM

24'10" x 10'2" (7.59m x 3.12m)

CONSERVATORY

11'10" x 9'10" (3.61m x 3.02m)

DOWNSTAIRS WC

5'4" x 2'6" (1.63m x 0.76m)

UTILITY ROOM

5'8" x 7'10" (1.73m x 2.41m)

STUDY

9'8" x 8'7" (2.97m x 2.64m)

LANDING

BEDROOM ONE

11'10" x 11'1" (3.63m x 3.40m)

ENSUITE

7'4" x 5'10" (2.24m x 1.80m)

BEDROOM TWO

11'1" x 9'3" (3.40m x 2.82m)

BEDROOM THREE

12'9" x 8'11" (3.89m x 2.72m)

BEDROOM FOUR

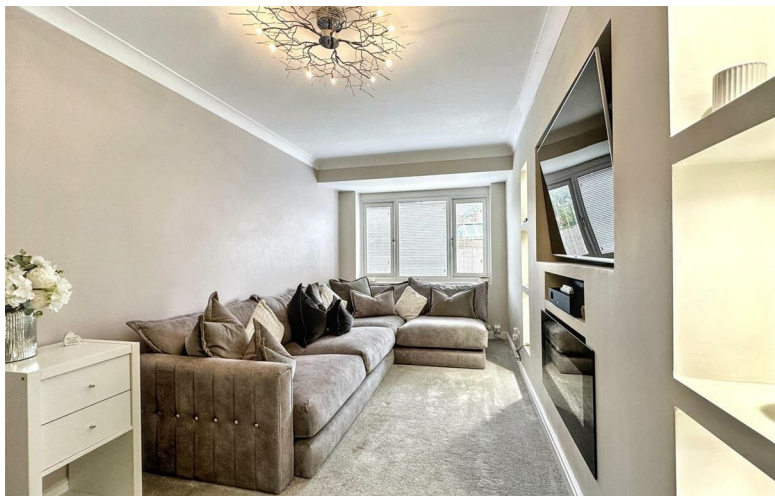
9'1" x 8'2" (2.79m x 2.51m)

BATHROOM

9'3" x 6'3" (2.82m x 1.93m)

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.



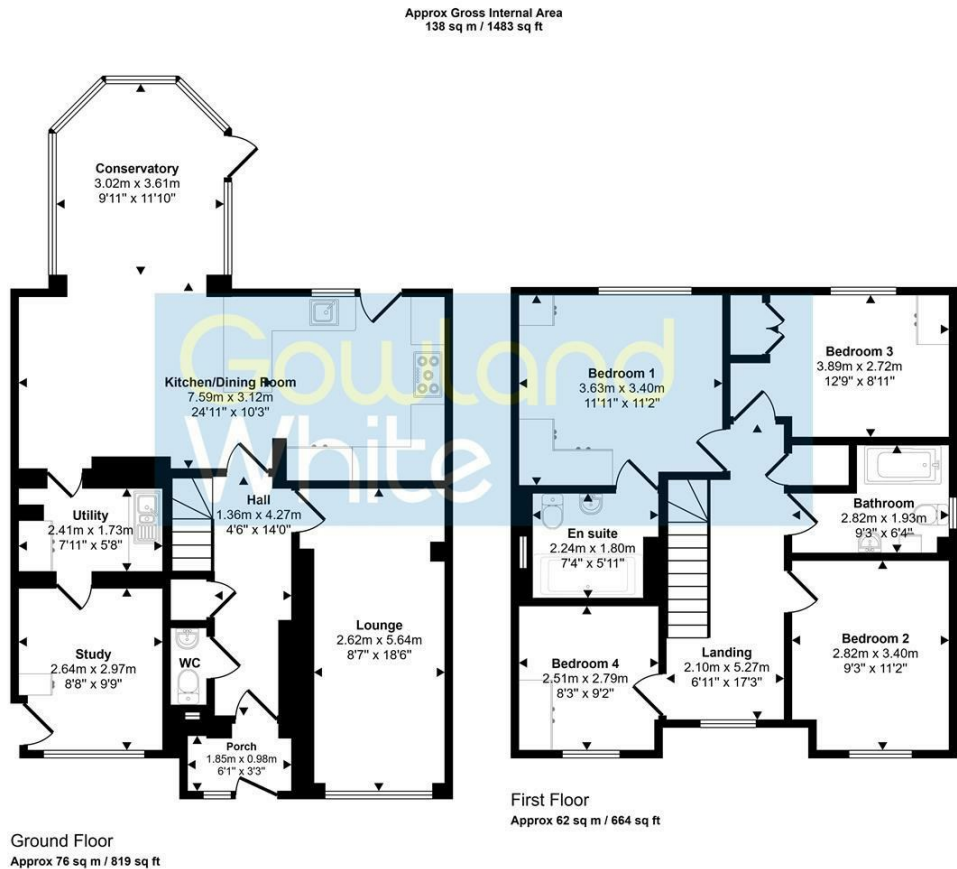
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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