

## THE CLOSE, LONG NEWTON, STOCKTON-ON-TEES, TS21 1DW



- ▲ An extended four bedroom detached home offering generous accommodation of particular interest to family buyers
- ▲ Enjoying a delightful cul-de-sac setting, with only six detached homes, within the sought after village of Long Newton
- ▲ Spacious Lounge with living flame effect gas fire and patio doors leading through to the extensive double glazed Conservatory
- ▲ Dining Room opening to the Sitting Room extension
- ▲ Redesigned Kitchen with an excellent range of fitted units, built in oven, microwave, ceramic hob, integrated fridge/freezer & dishwasher
- ▲ Four bedrooms with two having fitted wardrobes
- ▲ Tiled Bathroom with white suite and separate shower enclosure together with a ground floor Cloakroom/WC
- ▲ Gas central heating system and double glazing
- ▲ Convenient access to the highly regarded village Junior School & providing transport links to the surrounding towns of Yarm, Darlington and Stockton

**£325,000**

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**DINING ROOM - 4.83m x 2.72m (15'10" x 8'11")**  
Opening to ...

**SITTING ROOM - 3.87m x 3.29m (12'8" x 10'10")**

## **GROUND FLOOR**

**ENTRANCE LOBBY**

**HALLWAY**

**CLOAKROOM/WC**

**LOUNGE - 5.48m (18') x 3.65m (12') reducing to 3.19m (10'6")**  
Patio doors to ...

**CONSERVATORY - 5.54m x 3.31m (18'2" x 10'10")**

**KITCHEN - 2.90m x 2.66m (9'6" x 8'9")**

## **FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 3.88m x 3.30m (12'9" x 10'10")**  
Fitted wardrobes.

**BEDROOM TWO - 3.63m x 3.03m (11'11" x 9'11")**

**BEDROOM THREE - 2.67m x 2.44m (8'9" x 8')**

**TO VIEW: Tel: 01642 788878**  
59 High Street, Yarm, TS15 9BH

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**BEDROOM FOUR - 2.89m x 2.14m (9'6" x 7')**

**BATHROOM/WC**

### EXTERNALLY

#### **GARDENS, PARKING & GARAGE**

Lawned front garden with blue slate sections and block paved paths. A driveway provides off street parking and leads to the single garage with electric up and over door, double glazed window, wall mounted Baxi Solo boiler, plumbing for automatic washing machine, power points and lighting. There is also an internal door to the house entrance porch. To the rear there is an established garden which is mainly laid to lawn with mature shrubs and trees together with a patio area.

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**AGENTS REF:** - DC/LS/YAR260176/15072026

**Council Tax Band:** E      **Tenure:** Freehold

**TO VIEW:** Contact our Yarm office on  
Tel: **01642 788878**

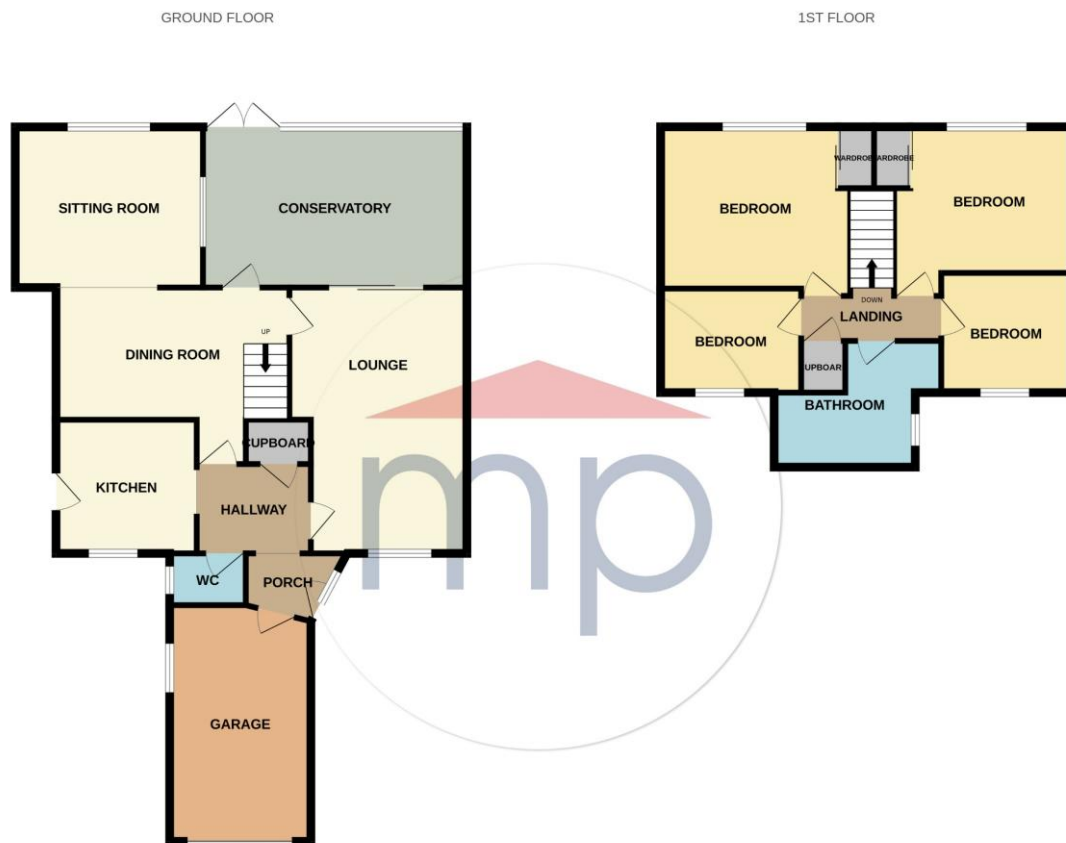




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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