Harper & Co
Estate Agents Ltd

https://www.harperandcoestateagents.co.uk



12 Parkwood Drive

Hartburn Village, Stockton-On-Tees, TS18 5DN

£440,000

4 2 3 C

A Rare Opportunity To Purchase A Spacious Four Bedroom Detached Home Spanning Over 1600 SQ FT In The Heart Of Hartburn Village – Offered With No Onward Chain!

Tucked away within a peaceful and highly sought-after cul-de-sac on Parkwood Drive, this impressive detached home offers generous and versatile accommodation, a beautiful south-west-facing rear garden and an enviable position just a short stroll from the heart of Hartburn Village.

Offering an abundance of space both inside and out, this wonderful property is ideally suited to families seeking a spacious home in a desirable location, as well as buyers looking for flexible accommodation with the convenience of ground-floor living.







Full Description

The property boasts three reception rooms, providing plenty of space for relaxing, entertaining or creating a dedicated home office. The generous kitchen benefits from integrated appliances and is complemented by a separate utility room, offering additional practicality for everyday living.

There are four well-proportioned bedrooms and two bathrooms, including a beautifully appointed, fully tiled family bathroom featuring a four-piece white suite. The additional first-floor accommodation provides further flexibility for family members or visiting guests.

Beautiful Private Gardens

One of the property's standout features is the attractive south-west-facing rear garden, enjoying a lovely degree of privacy and a wonderful setting for outdoor relaxation.

An elevated patio provides the perfect space for outdoor dining and entertaining, while the lawned garden offers plenty of room to enjoy the outdoors.

Externally, the property also benefits from a detached garage, offering useful storage or potential for alternative uses, subject to the necessary consents. A concrete imprint driveway provides off-road parking for multiple vehicles.

A Highly Desirable Hartburn Location

Parkwood Drive enjoys a peaceful cul-de-sac setting within one of Stockton-on-Tees' most desirable residential areas.

Hartburn Village is just a short stroll away, offering popular restaurants, bars and local amenities, while the beautiful Ropner Park, well-regarded schools and excellent transport links are also within easy reach.

Combining generous accommodation, a private garden, ample parking and a fantastic location, this is a wonderful opportunity to secure a home with plenty of space and flexibility.

Offered For Sale With No Onward Chain And Vacant Possession – Early Viewing Is Highly Recommended!

Location

Attractively Positioned Within A Mature And Sought-After Hartburn District, With Excellent Commuter Access Just Minutes Away. Whilst Being Within A Short Stroll Of Popular Bars & Restaurants, Sports Facilities And It's Renowned Tree-Lined Village.

The Masham Bar & Restaurant - 8 Minute Walk
Hartburn Primary School - 10 Minute Walk
Ian Ramsey CE Academy - 19 Minute Walk, 4 Minute Drive
Ropner Park, Tennis Courts, Cafe & Lake - 16 Minute Walk
Stockton West End Bowls Club - 14 Minute Walk
Harper Parade & Shops - 10 Minute Walk
ALDI - 6 Minute Drive

Distance Times As Estimated By Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers. The Location Is Part Of A Conservation Area.

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

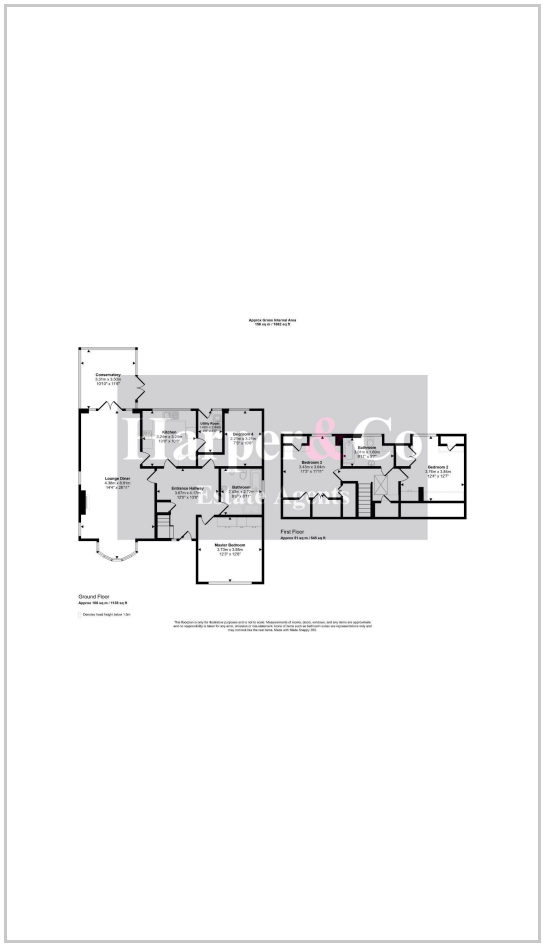
Money Laundering

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.

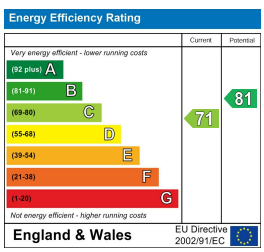
Area Map

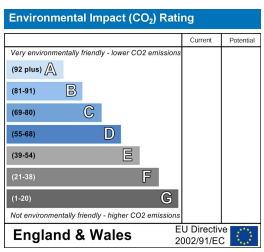


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Progress House Fudan Way, Thornaby, Stockton-on-Tees, TS17 6EN
Tel: 01642 638 000 Email: sales@harperandcoestateagents.co.uk https://www.harperandcoestateagents.co.uk