



## Victoria Grove, Fairfield, Stockton-On-Tees, TS19 7EL

An exceptional four bedroom detached home tucked away at the very end of a private road with exclusive gated access shared by only two properties. This impressive home offers approximately 1,887 sq ft. of well planned living space and sits on a generous 0.18 acre plot with beautifully landscaped gardens that enjoy privacy to the side and rear. Ideally suited to the family purchaser, it combines space, seclusion and a superb setting.

The accommodation begins with a large reception hall that immediately conveys the scale of the home. The lounge is a generous, comfortable room featuring an attractive fireplace with gas fire, while the separate dining room opens through French doors onto the rear garden, creating a natural flow for entertaining. The kitchen/breakfast room is fitted with cashmere shaker style cabinetry, integrated fridge/freezer, oven, hob, dishwasher and microwave, along with a peninsular breakfast area ideal for everyday family life. A useful utility room sits just off the kitchen, alongside a ground floor WC. A well-proportioned study completes the ground floor, offering a quiet workspace or an additional, versatile reception room.

Upstairs, a fantastic gallery landing adds character and light. The main bedroom includes fitted wardrobes with en suite shower room. Three further bedrooms are served by the large family bathroom, fully tiled and featuring a freestanding bath along with a generous double shower enclosure.

Externally, the front features a wide lawn and gravelled drive behind private gates, leading to the double garage. The rear garden is beautifully landscaped with lawned areas, patio space and a large koi pond, all set within mature, well stocked surroundings that offer exceptional privacy. A greenhouse, included in the sale, adds further appeal for gardening enthusiasts.

A substantial, secluded home in a sought-after location. Ideally positioned for family living, the property is within close proximity to several well regarded schools

**£495,000**



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HALLWAY

LOUNGE

16'7" x 12' < 14'10" (5.05m x 3.66m < 4.52m)

STUDY

11'9" x 9'2" (3.58m x 2.79m)

KITCHEN/DINING ROOM

24' x 11'2" (7.32m x 3.40m)

DINING ROOM

13'10" x 11'11" (4.22m x 3.63m)

UTILITY ROOM

9'3" x 8'4" (2.82m x 2.54m)

GROUND FLOOR WC

9'3" x 3' (2.82m x 0.91m)

LANDING

BEDROOM ONE

12'9" x 12'1" (3.89m x 3.68m)

ENSUITE

9'3" x 5'10" (2.82m x 1.78m)

BEDROOM TWO

14'3" x 11'11" (4.34m x 3.63m)

BEDROOM THREE

12' x 8'10" (3.66m x 2.69m)

BEDROOM FOUR

12' x 8'10" (3.66m x 2.69m)

BATHROOM

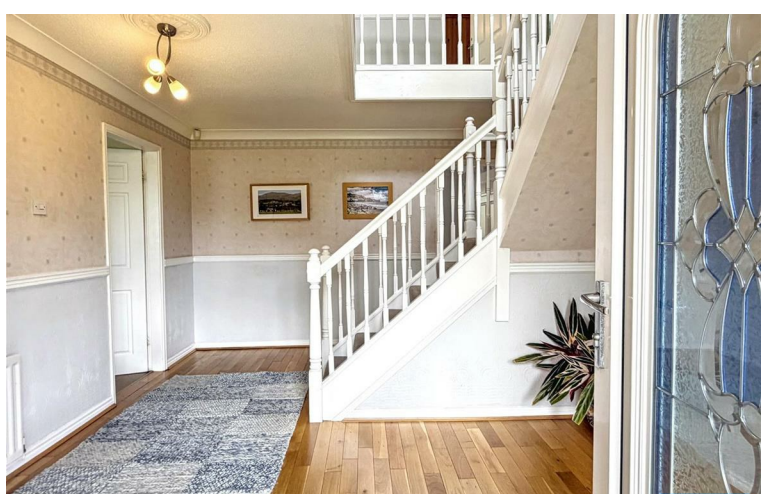
11'9" x 8'10" (3.58m x 2.69m)

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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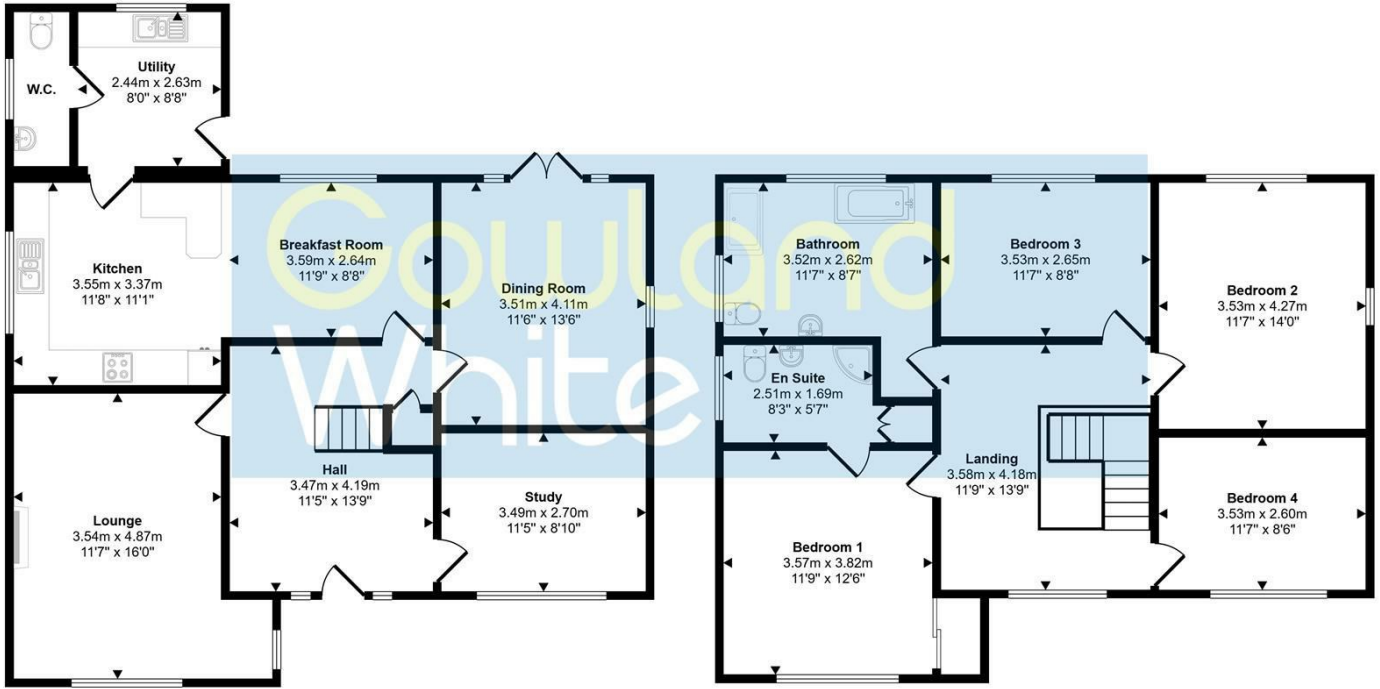
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Approx Gross Internal Area  
175 sq m / 1887 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73 73

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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