

6 Hall Close, Carlton

£375,000

Michael Poole
SALES · LETTINGS · AUCTIONS



6 Hall Close

Carlton, Stockton-On-Tees

Village living with a difference! A beautifully presented detached home with versatile family spaces, a south-facing garden, garden bar, generous parking and a private corner plot in Carlton Village.

- Chain Free Sale
- Detached Garage Offering the Potential for A Conversion, Subject to Planning Permission
- Beautifully Presented Detached Family Home in a Sought-After Carlton Village Cul-de-Sac
- Private Corner Plot with Extensive Driveway Parking & Enclosed South-Facing Rear Garden with Lawn and Patio
- Impressive Contemporary Kitchen with Breakfast Peninsula and Sociable Seating Area
- Spacious Living Room, Separate Dining Area, Utility Room, Sunroom and Ground-Floor WC
- Versatile Ground-Floor Fourth Bedroom or Home Office
- Three Generous First-Floor Double Bedrooms
- Impressive Principal Bedroom with Large En-Suite Bathroom
- Fantastic Detached Garden Bar/Games Room – Perfect for Entertaining

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Chain free! Vacant Possession!

Village living, exceptional versatility and a garden made for entertaining.

Tucked away within a sought-after cul-de-sac in Carlton Village, this beautifully presented detached home offers the perfect balance of peaceful village living, generous family accommodation and fabulous spaces for entertaining.

Occupying a private corner plot, with a south-facing rear garden, extensive parking and a detached garage, this is a home designed to accommodate the demands of modern family life without compromising on comfort or style.

What makes this property particularly appealing is its versatility. With three generous first-floor bedrooms, bath. large en-suite and additional ground-floor bedroom or office, many reception spaces and even its own garden bar, there is somewhere for everyone to enjoy.

At the heart of the house is the impressive kitchen and breakfast area – a wonderfully sociable space that naturally becomes the centre of everyday life.

Beautifully presented with contemporary white cabinetry, integrated appliances and a central breakfast peninsula, the kitchen provides plenty of room for preparing meals, enjoying a morning coffee or catching up with family at the end of the day.

The adjoining seating area creates a relaxed setting for informal conversation, allowing family and friends to spend time together while meals are being prepared.

For more formal occasions, the separate dining area provides an inviting space for Sunday lunches, family celebrations and evenings entertaining friends.

The living room offers a comfortable retreat, with generous proportions and an attractive fireplace creating a welcoming setting for quieter evenings.



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To the rear, the sunroom provides another lovely place to relax, with views across the garden and direct access to the outside – ideal for enjoying a little peace and quiet with a morning coffee.

A separate utility room keeps the practicalities of everyday life neatly tucked away, while a ground-floor WC adds further convenience.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D










COFFEE MENU

GROUND FLOOR

Entrance Porch
With entrance door, UPVC double glazed windows and door leading to living room.

Living Room
16' 10" x 12' 10" (5.13m x 3.91m)

Dining Area
10' 9" x 9' 10" (3.28m x 3.00m)

Inner Hall

Kitchen Diner
10' 1" x 9' 11" (3.07m x 3.02m)

Utility Room

Sunroom
9' 7" x 6' 10" (2.92m x 2.08m)

Office/Ground Floor Bedroom
10' 4" x 9' 11" (3.15m x 3.02m)

Ground Floor WC

FIRST FLOOR

Landing

Master Bedroom
17' 1" x 10' 1" (5.21m x 3.07m)

En-Suite Bathroom

Bedroom Two
10' 1" x 10' 1" (3.07m x 3.07m)

Bedroom Three
16' 10" x 9' 4" (5.13m x 2.84m)







Family Bathroom

EXTERNALLY

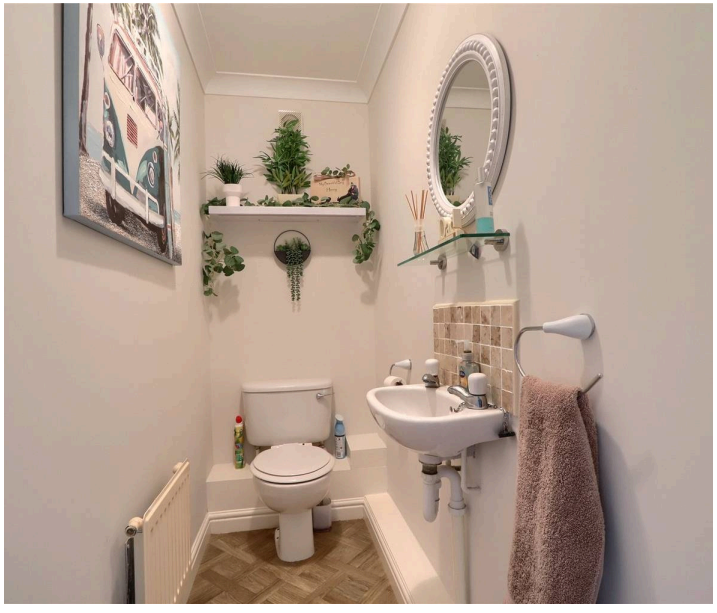
Detached Garage
With up and over door and power supply.

Garden
To the rear is a south facing enclosed garden with lawn and paved seating area. Plus a Bar/Games Room.

Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Location
Positioned within a popular cul-de-sac, the property enjoys the benefits of a quieter residential setting while remaining conveniently placed for everyday amenities. Carlton Village offers an attractive setting for those who appreciate a more relaxed pace of life, with surrounding countryside providing opportunities for walking and outdoor recreation. At the same time, Stockton-on-Tees and the wider Teesside area remain accessible, making the location appealing for families and professionals alike.







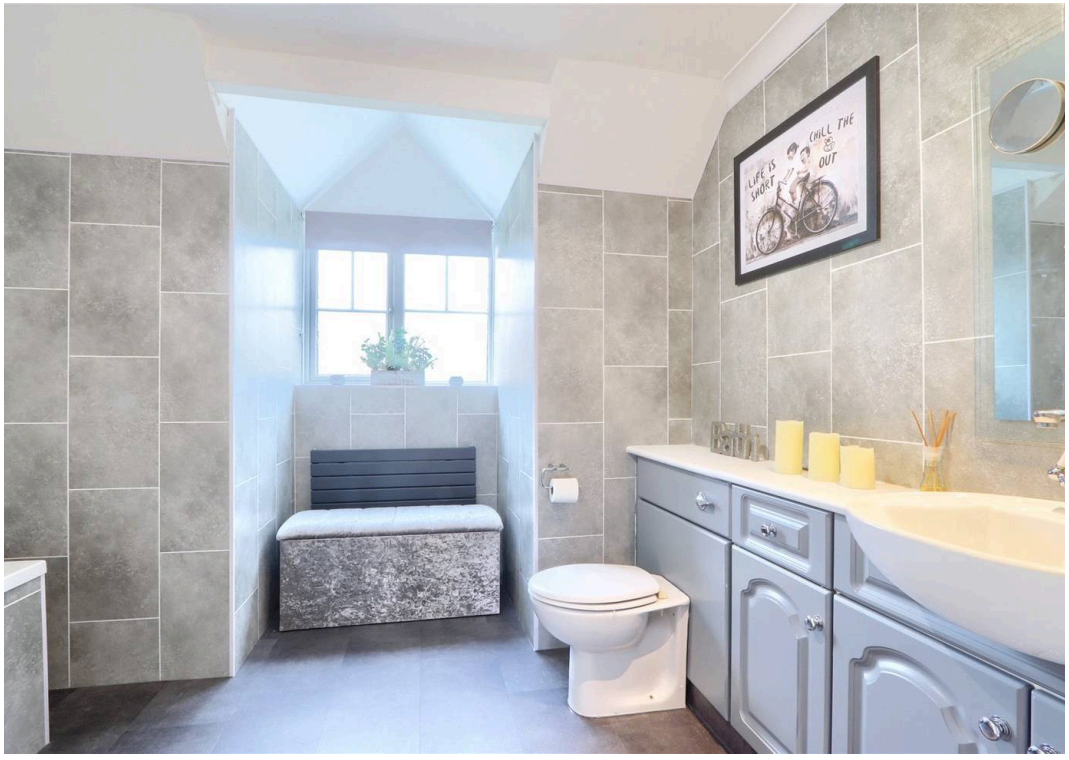

A FABULOUS ALL NIGHTER
LONG JOHN BALDRY
PETER FRAMPTON










LIFE IS SHORT
CHILL THE OUT















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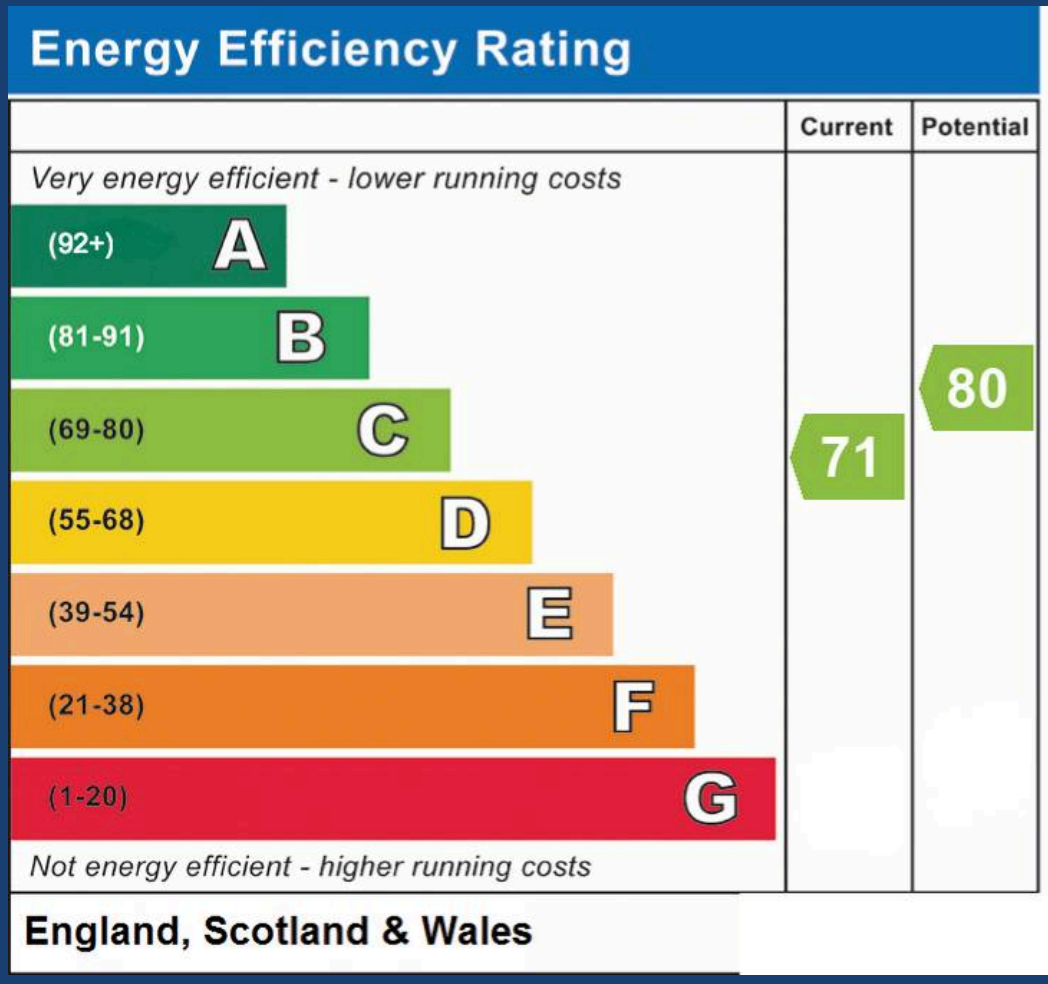
GROUND FLOOR

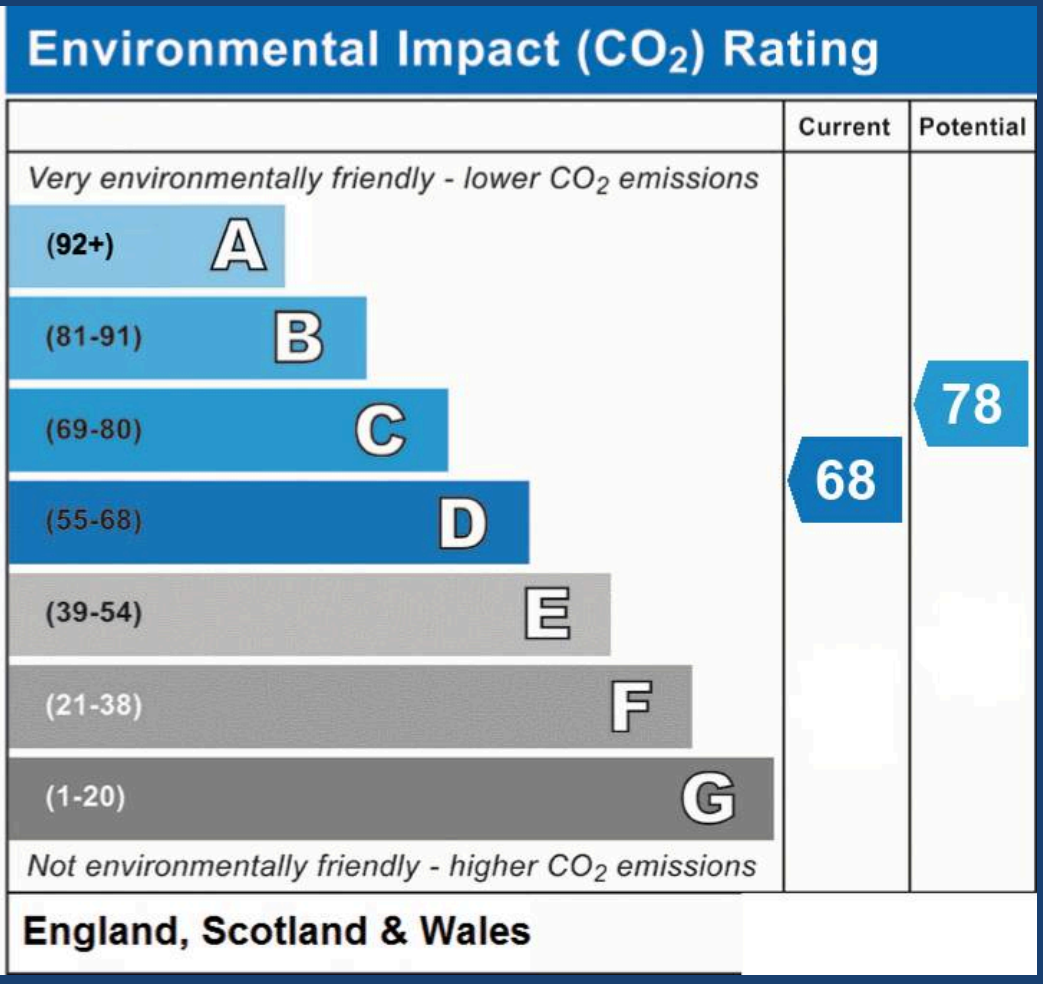
1ST FLOOR



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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