







Nestled in a quiet corner of Bassleton Lane, Thornaby, this impressive detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy.

The house boasts two bathrooms, making morning routines a breeze for busy households. A delightful conservatory extends the living space, allowing natural light to flood in and providing a serene spot to unwind or enjoy a morning coffee. The utility room adds practicality, offering additional storage and laundry facilities.

For those with vehicles, the property features a double garage that provides convenience, storage and security. The location is both peaceful and accessible, making it an excellent choice for families or professionals alike.

This charming home on Bassleton Lane is not just a property; it is a lifestyle choice, offering comfort, space, and a sense of community. Do not miss the opportunity to make this delightful house your new home.

Location: The property is close to schools and Thornaby Town Centre.

Bassleton Lane, Stockton-On-Tees, TS17 0LD
4 Bedroom - House - Detached
£310,000
EPC Rating:
Tenure: Freehold
Council Tax Band: E

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Entrance Hallway
Entrance door, flooring and storage.



Lounge
Flooring, double glazed window, access to the conservatory and 2 x radiators.

Conservatory
Flooring, double glazed windows and doors, Internal doors into lounge, sky double glazed window and spotlights.

Diner
Flooring, double glazed rear doors and 1 x radiator.



Snug
Flooring, 1 x radiator and double glazed window.

Cloakroom
Flooring, w/c, wash hand basin and radiator.

Kitchen
Flooring, double glazed window, wine cooler, integrated appliances, spotlights, access to utility and wall full length radiator.

Utility
Flooring, double glazed access door and window and wall units.



Landing
Carpet flooring, loft access, storage cupboard and double glazed window.

Bathroom
Flooring, shower cubicle, free standing bath, wash hand basin, w/c, heat towel rail, double glazed window and spotlights.

Bedroom
Double glazed rear window, fitted robes, carpet flooring, radiator and access to ensuite



Ensuite
Double glazed window, flooring, shower, wash hand basin, w/c and heated towel rail.

Bedroom
Rear Double glazed window, carpet flooring, radiator and fitted robes.

Bedroom
Rear double glazed window, carpet flooring, radiator.

Bedroom
Rear double glazed window, carpet flooring and radiator.



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Ground Floor



N
W E
S

Floor 1

Approximate total area(1)

1846 ft²

171.4 m²

Reduced headroom

13 ft²

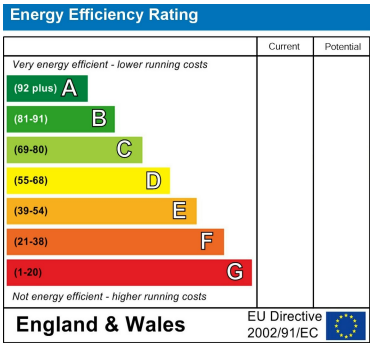
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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