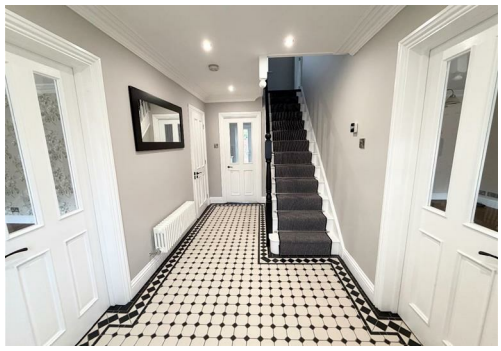








Occupying a delightful position within a sought-after semi-rural village setting, this impressive FOUR BEDROOM detached family home offers a superb combination of modern luxury, spacious accommodation and picturesque surroundings. Beautifully presented throughout, the property has been thoughtfully designed to accommodate modern family living, with generous room proportions, stylish interiors and versatile living spaces.

The heart of the home is the stunning open plan kitchen/dining/family room, providing an exceptional space for everyday living and entertaining, complemented by an abundance of natural light and attractive views over the garden. The property further benefits from four generously sized double bedrooms, with en-suite facilities adding an extra touch of luxury and convenience.

Externally, the property continues to impress with beautifully maintained gardens, a generous lawn and an attractive stone patio area, perfect for outdoor dining and entertaining. A fantastic garden bar provides an additional space for socialising with family and friends. To the front, extensive off-street parking and a double garage offer excellent practicality for family requirements.

Surrounded by attractive countryside and enjoying the tranquillity of village life, whilst remaining conveniently positioned for access to nearby amenities, this exceptional home offers the perfect balance of peaceful surroundings and contemporary living.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED to fully appreciate the size, quality and enviable setting of this outstanding family residence.

**The Village Green, Stockton-On-Tees, TS21 1NR**
**4 Bedroom - House - Detached**
**Offers Over £500,000**
**EPC Rating: C**
**Tenure: Freehold**
**Council Tax Band: F**

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## The Village Green, Stockton-On-Tees, TS21 1NR

**Entrance Hallway**
Front entrance door, stairs to upper level, roll top radiator, spot lights, flooring, coved ceiling.



**Reception Room**
Double glazed bay window to front aspect, flooring log burner and surround, roll top radiator, coved ceiling.

**Reception Room**
Double glazed bay window to front aspect, roll top radiator, coved ceiling, flooring.



**Cloakroom**
Fully tiled, wash hand basin, WC, heated towel rail, tiled flooring, spot lights.

**Kitchen**
Open plan with diner, double glazed double doors to rear aspect, electric hob, storage cupboard, coved ceiling, two double glazed windows to rear aspect.

**Utility**
Side door, wall units, coved ceiling, tiled flooring, radiator.

**Diner**
Located off the kitchen, radiator, tiled flooring, spot lights, coved ceiling.



**Orangery**
Open plan with second diner, wall light, tiled flooring, double glazed windows to rear and side aspects, two skylight windows, coved ceiling, double glazed doors to side aspect.

**Landing**
Carpet, storage, loft, coved ceiling, roll top radiator, double glazed window to rear aspect.

**Bedroom**
Double glazed window to rear aspect, storage, carpet, radiator, coved ceiling.

**Ensuite**
Double glazed window to side aspect, fully tiled, shower, vanity wash hand basin and WC, spot lights.



**Bedroom**
Two double glazed windows to rear aspect, storage, carpet, coved ceiling, radiator.

**Bedroom**
Double glazed window t front aspect, coved ceiling, carpet, radiator.

**Bedroom**
Double glazed window to front aspect, flooring, coved ceiling, radiator.

**Bathroom**
Fully tiled bathroom, bath, low level waterfall hand shower above bath, vanity wash hand basin and WC, tiled flooring, spot lights, coved ceiling.



The Village Green, Stockton-On-Tees, TS21 1NR

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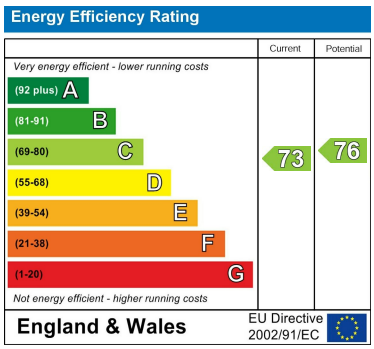


**www.smith-and-friends.co.uk**

# The Village Green, Stockton-On-Tees, TS21 1NR






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.


**21 Bishop Street, Stockton-on-Tees, TS18 1SY**
**01642 607555**
**stockton@smith-and-friends.co.uk**

**www.smith-and-friends.co.uk**


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