



Beechwood Avenue, Stokesley

£275,000





# Beechwood Avenue, Stokesley

Light, calm and inviting spaces are the focal points at this transformed and beautifully presented home. As well as a comfortable and effortlessly stylish interior, attention has also been paid to practicalities, which include a new kitchen, internal doors and central heating system, full re-wire and an additional drive - together with new fencing around the side of the good sized rear garden, which creates a safe haven. An additional bonus is that a Shale Test has been completed at this property – with good results. Please ask Kathryn Barr Estate Agents for more information.

## Ground Floor

**Entrance Hall** - A bright and welcoming space, opening into the living room and featuring laminate flooring (which continues throughout the ground floor). Stairs lead up to the first floor and doors open to the understairs storage cupboard, the cloakroom/wc and the kitchen.

## Cloakroom/wc

Fitted with on-trend half-panelled walls, wash hand basin set within a smart vanity unit providing useful storage, and a low level wc. A frosted front-facing window allows natural light while maintaining privacy.

## Open Plan Living/Dining/Kitchen

Cleverly designed so that each area feels separate.

## Living Area

Open from the entrance hall, this comfortable living space is roomy enough for a good sized tv and spacious seating plan. Benefitting from a large window overlooking the front garden and flowing seamlessly into the dining area.

## Dining Area

With French doors leading to the garden, and room for a good sized table, the dining area is perfect for entertaining and everyday dining.







## Kitchen

Sophisticated and newly fitted kitchen, designed with the cook in mind, and fitted with excellent work space and storage, comprising: tall pantry cupboards, a range of wall and base units with drawers and cupboards, together with integrated appliances including a fridge freezer, dishwasher, washing machine, oven, ceramic hob and extractor fan. The ceramic one-and-a-half bowl sink with drainer sits beneath a large window overlooking the rear garden.

## First Floor

### Landing

With window to side-aspect, airing cupboard, loft access, and doors to all rooms.

## Bedrooms

Bedrooms one and two are both generous doubles, enjoying pleasant front and rear aspects with views towards Roseberry Topping at the rear.

Bedroom three is a single room, which is located at the front of the property and benefits from a fitted cupboard.

## Bathroom

Comprising a modern three-piece suite including a panelled bath with glass shower screen and shower over, wash hand basin set in a vanity unit with storage, and a low-level wc. Finished with part-tiled walls and a rear-facing window.









**Externally** - Such a good sized and well planned corner plot. Featuring:

**Front Garden** -Mainly laid to lawn with established flower beds, alongside a recently added block-paved driveway providing parking and path to the front door. A side gate gives access to the rear garden.

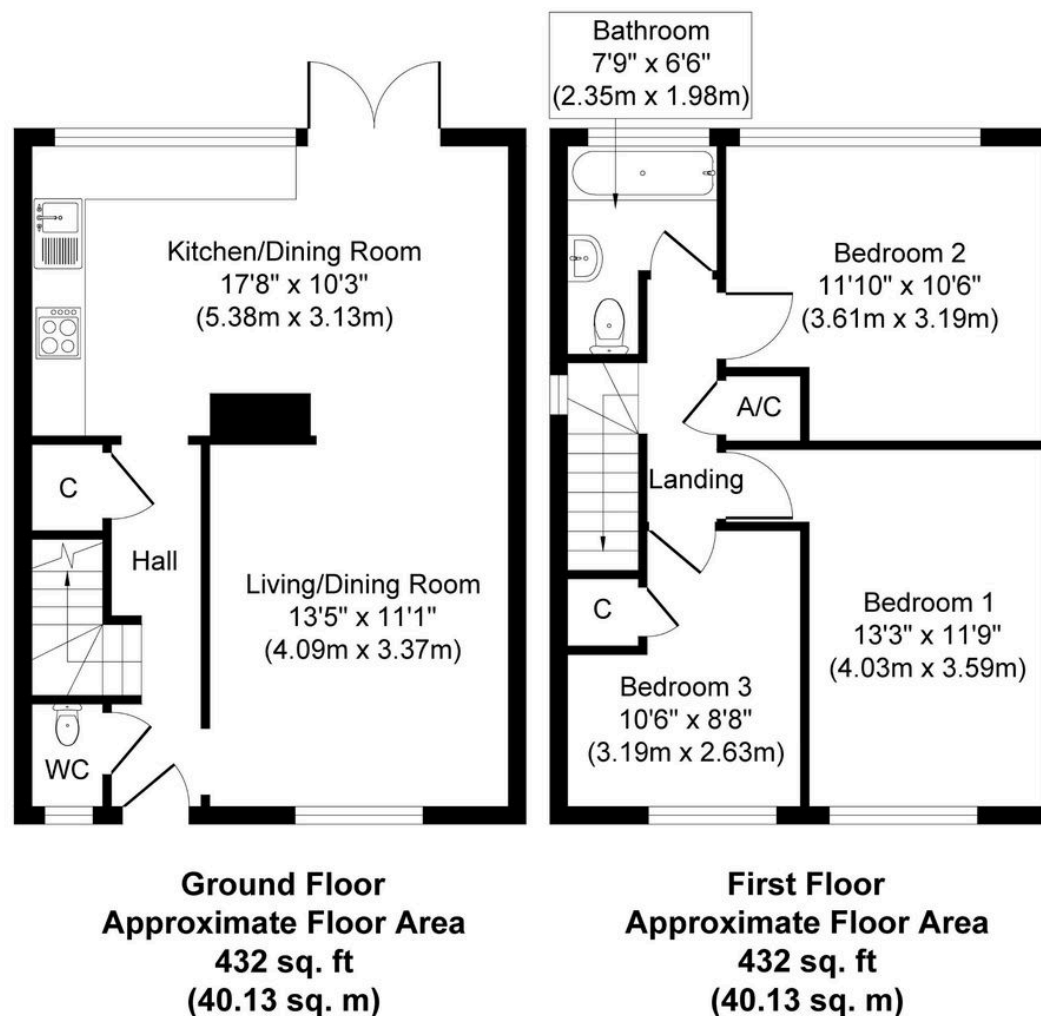
**Rear Garden** - Providing scope for the keen gardener, and plenty of space for play and relaxation, this garden is fully enclosed with fenced boundaries and is mainly laid to lawn, complemented by trees and shrubs and a raised Indian stone paved area, perfect for seating and outside dining. A gate leads to the rear drive and garage.

**Garage & Workshop** - The single garage has power and a door providing direct access to the garden from the workshop area. The dedicated workshop area also has a window, making it a very versatile space.

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