



Oxbridge Lane, Stockton-On-Tees, TS18 4HY

NESTLED ON A GENEROUS PLOT approx. 1/3 of an acre, this unique three bedroom detached bungalow, with detached double garage, south-facing garden, workshop and summerhouse offers an exceptional blend of privacy, security, and great potential for future development.

Accessed via a private road serving just four properties, the property has been tastefully modernised while retaining its original character. The entrance hall opens into a spacious open plan lounge/dining room, featuring a log-burning stove, exposed beam, and a patio door that invites you to the expansive, rear garden. The contemporary kitchen/breakfast room is well appointed with a range of high-gloss units and integrated appliances, including a dishwasher, wine cooler, oven, gas hob, and fridge freezer.

The three double bedrooms include a master with built-in wardrobes, plus a second with fitted wardrobes and one with sliding doors to the rear garden. A bathroom with shower and screen over the bath completes the living space. The property benefits from gas central heating, (combi boiler installed in 2023), double-glazed windows, and recently fitted blinds.

The exterior is equally impressive. A modern double garage with twin electric doors, complemented by a substantial gravel driveway/turning area, provides extensive off-road parking. The well maintained garden features a lawn, wrap-around patio that enjoys a sunny aspect, composite decking, a delightful summerhouse, a large shed, and double stables currently utilised as a workshop. The property is secured by electric entrance gates equipped with an intercom and CCTV, it further benefits from a newly installed electric vehicle charger.

£450,000



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Brimming with potential, there is plenty of space to build a separate dwelling at the front of the plot subject to obtaining the necessary planning permissions, or to expand the existing bungalow to the front, back, or sides.

Ideally located near schools, shops, sports facilities, and with excellent commuter links via the nearby A66, this exceptional property is a must-see.

HALL

LOUNGE/DINING ROOM

13'10" x 24'3" max (4.22m x 7.39m max)

KITCHEN/BREAKFAST ROOM

12'6" x 9'4" (3.81m x 2.84m)

WC

7'1" x 3'2" (2.16m x 0.97m)

BEDROOM ONE

13'7" x 13'4" (4.14m x 4.06m)

BEDROOM TWO

11'1" x 10'1" (3.38m x 3.07m)

BEDROOM THREE

10' x 10'5" (3.05m x 3.18m)

BATHROOM

7' x 5'4" (2.13m x 1.63m)

DOUBLE GARAGE

20'6" x 20'5" (6.25m x 6.22m)

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.



Tel: 01642 615657



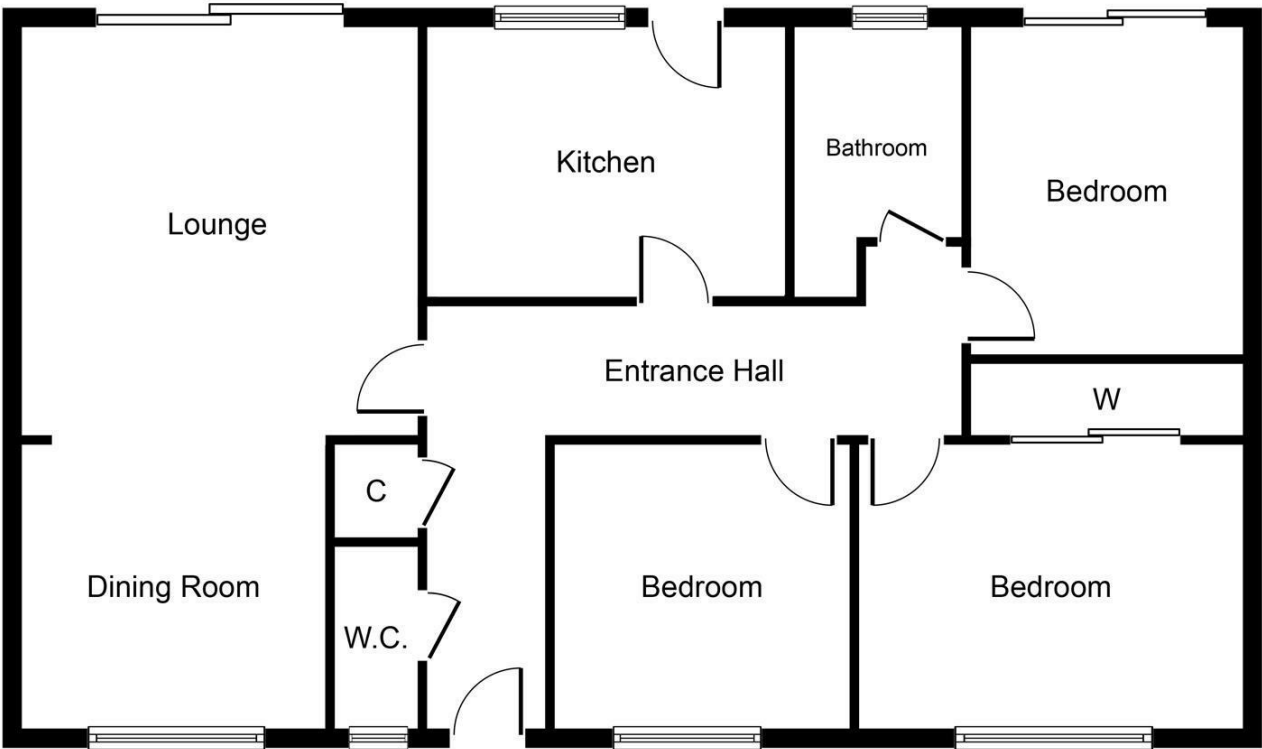
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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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