



High Farm Close, Carlton, TS21 1AN

This impressive and substantially extended detached home enjoys a peaceful position within an exclusive cul-de-sac of just four properties, set in the heart of the highly desirable village of Carlton. Offered for sale with no chain, the property has undergone recent improvements including newly fitted carpets and a high quality kitchen refurbishment, creating a comfortable, modern living space ready for its next owners.

The generous lounge is a standout feature, offering an open plan layout with a large bay window at one end and double French doors at the other, leading into a bright conservatory. The newly installed Shaker-style kitchen offers an excellent setting for cooking and hosting, finished with quartz worktops, a matching island with sockets, Belfast sink, and an extensive range of integrated Bosch appliances including two ovens, two warming drawers, a dishwasher, fridge/freezer, and a five-ring gas hob. An open plan dining area adds flexibility to the layout. The ground floor is completed by a useful utility room and a handy WC.

The spacious first floor landing leads to five bedrooms and the family bathroom. Bedrooms two and three enjoy access to a recently installed Jack and Jill bathroom complete with double sink and shower, while the master bedroom benefits from its own private en-suite. The south facing rear garden offers excellent privacy, with mature borders and a generous patio area that can be accessed from both the utility room and the conservatory, making it ideal for outdoor dining and relaxation.

Outside, the property features a block paved driveway providing ample parking, a single garage, and the added benefit of an EV charger.

Positioned on the outskirts of Stockton, Carlton offers excellent connectivity to Darlington, Yarm and Middlesbrough, as well as convenient access to major road networks and Teesside International Airport, approximately 30 minutes away. The village retains a community feel and provides everyday amenities.

£450,000



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PORCH

HALL

LOUNGE
30'10" x 13'4" (9.40m x 4.06m)

KITCHEN/DINING ROOM
31'7" x 12'7" (9.63m x 3.84m)

CONSERVATORY
10'7" x 10'4" (3.23m x 3.15m)

UTILITY ROOM
7'7" x 7'6" (2.31m x 2.29m)

WC

BEDROOM ONE
11'3" x 10'5" (3.43m x 3.18m)

EN SUITE
8'7" x 6' (2.62m x 1.83m)

BEDROOM TWO
11'3" x 10'6" (3.43m x 3.20m)

JACK AND JILL BATHROOM
8'2" x 7'9" (2.49m x 2.36m)

BEDROOM FOUR
13'4" x 8' (4.06m x 2.44m)

BEDROOM THREE
11'6" x 9'11" (3.51m x 3.02m)

BEDROOM FIVE
10'7" x 8'6" (3.23m x 2.59m)

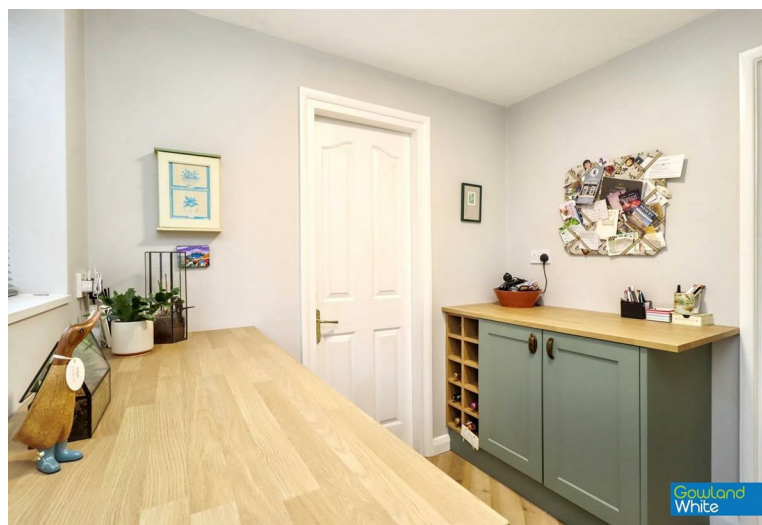
BATHROOM
7'4" x 6'3" (2.24m x 1.91m)

GARAGE

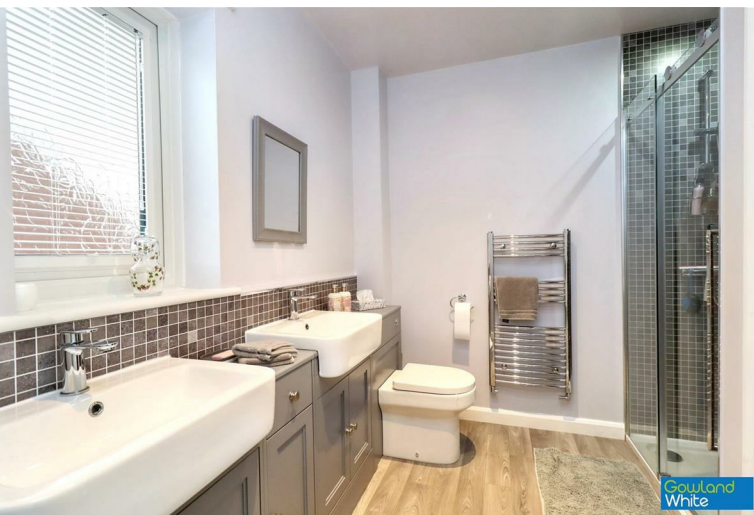
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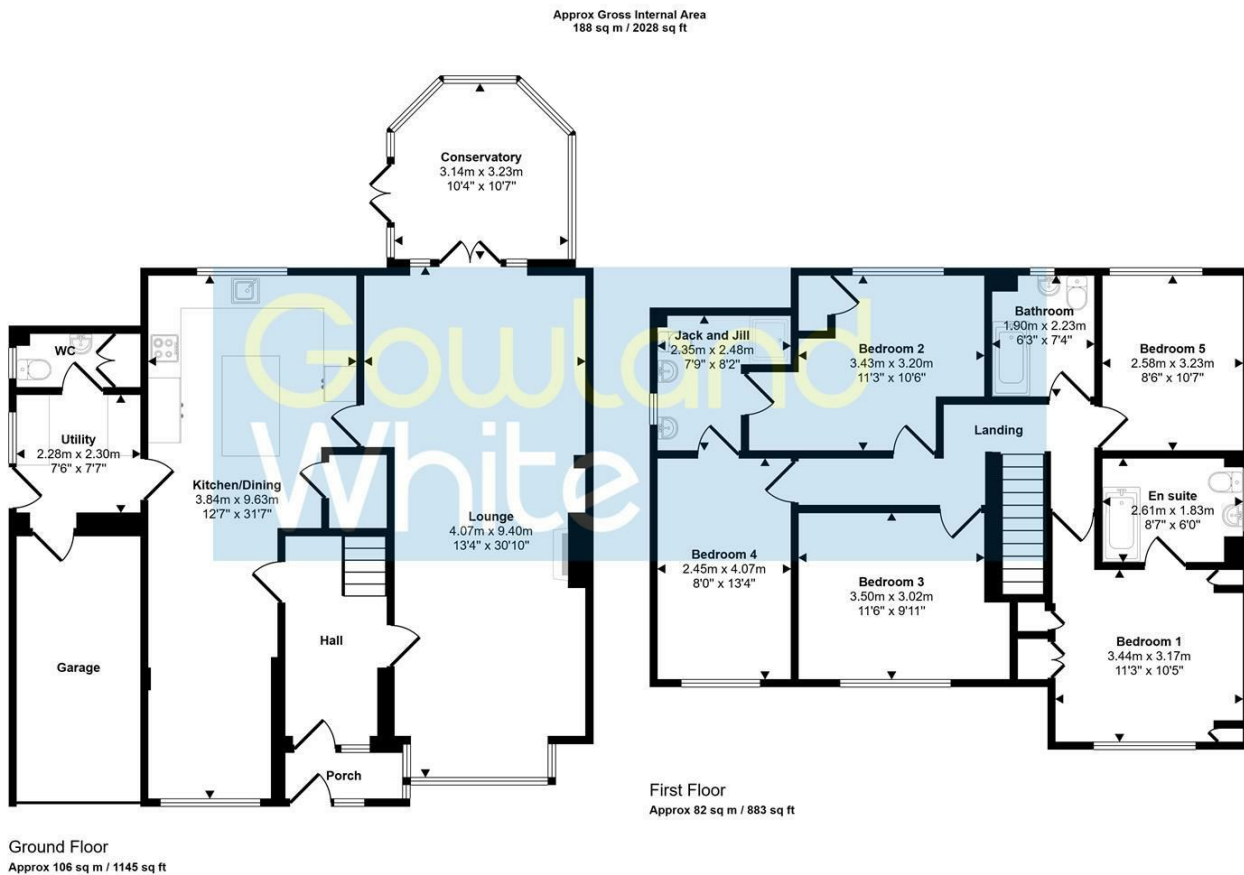
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Tel: 01642 248248



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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	78
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 248248 if you wish to arrange a viewing or would like more information.

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