



## Grass Croft, Long Newton, TS21 1BY

Situated in Long Newton, this beautifully presented and extended family home offers generous living space, modern finishes and a peaceful village setting. Ready to move into, it provides a practical layout across three well presented floors.

An inviting entrance hall leads to a useful WC before opening into a superb open plan kitchen and dining area. This bright space features Velux windows, French doors to the garden and a central island with breakfast bar and sink. Integrated appliances include an induction hob, oven, microwave, dishwasher and a pull out larder. A separate utility room offers space for two appliances and has direct access to the rear garden. The lounge sits to the front of the home and includes double doors to the kitchen and a log burner style gas fire.

Upstairs are three bedrooms served by a stylish contemporary shower room. A good sized study area offers a great workspace and leads to the top floor.

The upper level is dedicated to a spacious master bedroom enjoying open views across the fields to the rear. Built in wardrobes as well as additional under eaves storage, with a modern en suite with walk in shower complete this private retreat. Outside, the rear garden is low maintenance and includes a versatile garden room, currently used as a play room which has power, lighting, electric heating and its own fuse box, and would also make an excellent office/hobby space.

The rear garden has direct access to the adjoining field and Coatham Woods provides miles of scenic walks. External sockets and hot and cold taps add further convenience. To the front, a concrete print double driveway provides excellent off road parking. Further benefits include gas central heating, double glazing, wired smoke alarms and a new roof installed in the last three years.

Located within a cul de sac, this home offers excellent transport links with easy access to the A66 and close proximity to Durham Tees Valley Airport. Darlington, Yarm, Stockton and Middlesbrough

£260,000



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HALLWAY

LOUNGE

15'3" x 12'2" (4.65m x 3.71m)

KITCHEN

13'9" x 8'11" (4.19m x 2.72m)

DINING ROOM

16'6" x 11'1" (5.03m x 3.38m)

UTILITY ROOM

6'10" x 6'8" (2.08m x 2.03m)

DOWNSTAIRS WC

LANDING

STUDY

10'10" x 7'5" (3.30m x 2.26m)

BEDROOM TWO

13'7" x 9'3" (4.14m x 2.82m)

BEDROOM THREE

8' x 7'7" (2.44m x 2.31m)

BEDROOM FOUR

9' x 6'9" (2.74m x 2.06m)

LANDING

BEDROOM ONE

16' x 15'7" (4.88m x 4.75m)

BATHROOM

7'9" x 4' (2.36m x 1.22m)

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.



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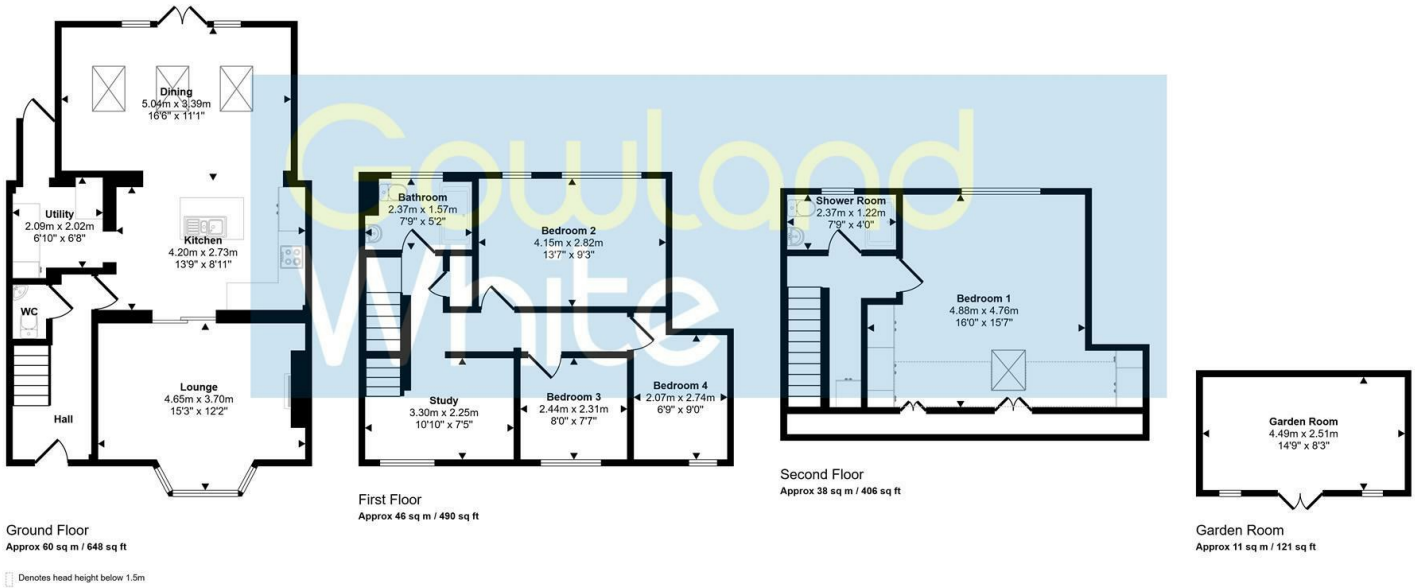
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Approx Gross Internal Area  
155 sq m / 1664 sq ft



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 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 |                         |           |
| <b>England &amp; Wales</b>                  | 76                      | 79        |
|   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      |                         |           |
|   | 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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