



## 4 Fulmar Road

Crooksbar, Stockton-On-Tees, TS20 1SL

**Offers over £300,000**



Extended Semi-Detached Family Home – No Onward Chain – Immaculately Presented – Recently Refurbished

Situated In The Highly Sought After Crooksbar Area, This Exceptional And Substantially Extended Four-Bedroom Semi-Detached Property Is Offered For Sale With The Advantage Of No Onward Chain And Vacant Possession. The Home Has Been Beautifully Refurbished, Boasting Outstanding Upgrades, Modern Technology, Quality Fixtures & Fittings And A Stunning Open Plan Layout Designed For Contemporary Family Living.



**Full Description**

A Spacious Entrance Hallway Leads Into A Generous Lounge And Through To The Impressive Open Plan Kitchen/Diner/Family Room, Complete With Log Burner, Two Sets Of Bi-Folding Doors, Two Integrated Dishwashers, Integrated Hydrolytic Steam-Cleaning Oven, Integrated Combination Microwave/Oven/Grill, Integrated Warming Drawer, Induction Hob, Large Central Island And A Power Cable Built In Ready For Connection. Speaker Cables Are Fitted Within The Ceiling, And Two Large Velux Windows Flood The Space With Natural Light. A Side Panel To The Chimney Breast Provides ingenious Access For Lighting.

The Ground Floor Also Offers A Utility Room, Ground Floor W/C, And Internal Access To The Garage, Which Has A Radiator, Electric Insulated Door, Hot & Cold Water Taps Ideal For Car Washing, Additional Plumbing And Waste For A Second Washing Machine, And Plumbing And Waste For A Dog-Washing Station.

To The First Floor Are Four Well-Appointed Bedrooms And A Family Bathroom. Bedroom Four Features A Vaulted Ceiling, Velux Window, Speaker Cables, And Has Been Designed To Easily Convert Into A Luxurious En-Suite, With Plumbing, Waste And Electrical Provision Already In Place For A Bath, Shower, W/C, Double Basin And Towel Rail. Bedroom One Has Convenient Bedside Light Switches—One Operating The Main Lighting And The Other Controlling The Power Supply To A Wall-Mounted TV.

Externally, The Property Enjoys A South Facing Rear Garden With A Lawn And Patio Seating Area, Hot & Cold Water Taps That Can Be Isolated Indoors, And A High-Voltage Electricity Supply Ready For A Hot Tub. The Front Offers A Driveway Providing Off-Road Parking Alongside A Neat Lawn.

Significant Modern Upgrades Include:

- \* Mains Powered Nest Smoke Alarms, Thermostat & Doorbell Accessible Via App Or Laptop
- \* CCTV With Two Front Cameras And One Rear Camera, App & TV Accessible
- \* Light Switch Operating A Plug Socket For Easy Lamp Control

This Remarkable Home Offers High-Spec Living Throughout, With Superb Future Potential, An Incredible Open-Plan Layout And High-Quality Finish From Top To Bottom—All Located In One Of Crooks Barn’s Most Popular Spots.

**Location**

Situated In A Popular Residential Area Of Stockton-On-Tees, 4 Fulmar Road Offers A Convenient And Well-Connected Setting Close To Local Amenities, Reputable Schools, And Transport Links. The Area Is Ideal For Families And Commuters Alike, With Easy Access To Stockton Town Centre, Green Spaces, And Major Road Networks.

- Norton Primary Academy – 6 Minutes’ Walk
- St Joseph’s Catholic Primary School – 7 Minutes’ Walk
- North Shore Academy – 10 Minutes’ Walk
- Red House School – 9 Minutes’ Walk / 3 Minutes’ Drive
- Local Shops & Amenities – 5 Minutes’ Walk
- Ropner Park – 6 Minutes’ Drive
- University Hospital Of North Tees – 6 Minutes’ Drive
- Stockton Town Centre – 7 Minutes’ Drive
- Stockton Railway Station – 8 Minutes’ Drive
- Access To A19 / A66 – 5 Minutes’ Drive

**Note**

Please Find The Attached Brochure With Material Information For Buyers.

360 Virtual Tour Available - Please Contact Us To Access This.

**Disclaimer**

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

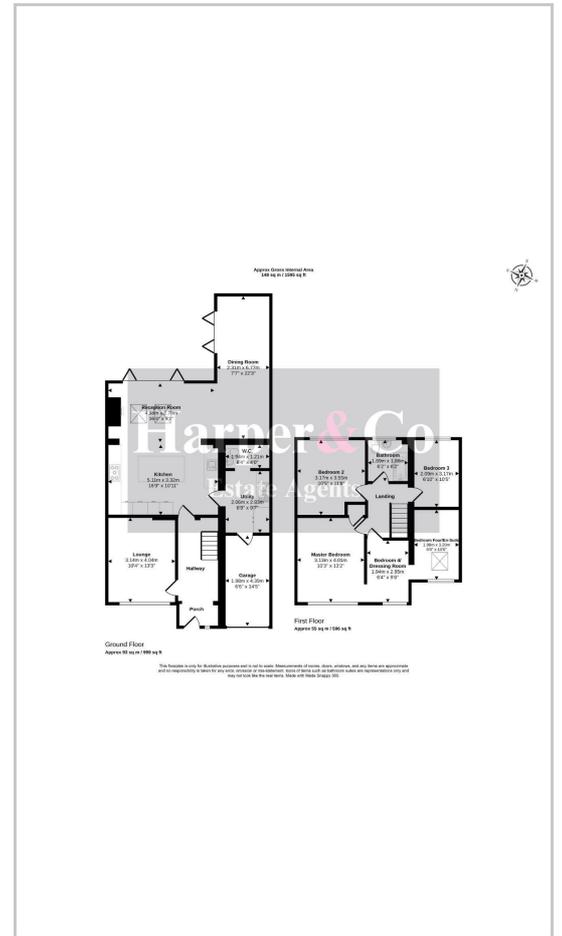
**Money Laundering Notice**

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

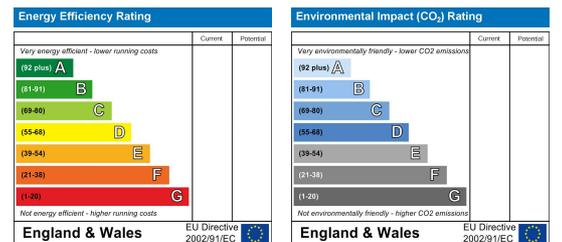
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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