







Situated in the unique village of Thorpe Thewels this beautiful detached property has come to the market and is truly the perfect family home. The property offers excellent space throughout comprising of an entrance hallway, three reception rooms, dining room, cloakroom, utility, kitchen and additional dining area on the ground floor. The upper level has a fantastic landing and offers four bedrooms, family bathroom and the Master bedroom having the benefit of a dressing area and an ensuite bathroom with a walk in shower. Over the years the current vendor has made the property into a beautiful home and would be a great buy if you are looking for village life. External: Landscaped rear gardens laid to lawn boarders and a great seating area ideal for entertaining. Double garage with up and over doors and ample parking. Location: Close to The Hamilton Russel Restaurant and The Vane Arms. The property is only a short drive away from other surrounding villages and Norton High Street.
Please call Smith & Friends Estate Agents on to arrange a viewing.

NB Updated photos to follow.

Hamilton Court, Stockton-On-Tees, TS21 3LL
4 Bedroom - House - Detached
£430,000
EPC Rating: C
Tenure: Freehold
Council Tax Band: F

SMITH & FRIENDS
ESTATE AGENTS

Hamilton Court, Stockton-On-Tees, TS21 3LL

ENTRANCE HALLWAY
3'9 x 14'11 (1.14m x 4.55m)
Front entrance door, radiator, tiled flooring, coved ceiling, spot lights and stairs to upper level.



STUDY
5'9 x 10'3 (1.75m x 3.12m)
Double glazed window to front aspect, coved ceiling, flooring and radiator.

CLOAKROOM
5'2 x 3'9 (1.57m x 1.14m)
Vanity wash hand basin, WC, flooring, extractor fan, radiator and coved ceiling.

LOUNGE
11'10 x 18'7 (3.61m x 5.66m)
Double glazed window to front aspect, radiator, fire and surround, coved ceiling, wall lights, flooring and archway to dining room.



DINING ROOM
9'11 x 12'5 (3.02m x 3.78m)
Open arch to lounge, coved ceiling, flooring, radiator and internal doors to reception/summer room.

RECEPTION/SUMMER ROOM
10'6 x 12'3 (3.20m x 3.73m)
Double glazed bi-fold doors to side, log burner, radiator and two full length double glazed windows to side aspect.



KITCHEN
20'5 x 11'3 (6.22m x 3.43m)
Open plan with dining room, double glazed French doors to rear, breakfast bar, tiled flooring, spot lights and coved ceiling.

LANDING
Carpet, loft access, double storage cupboards, double glazed window to side aspect and coved ceiling.

BEDROOM ONE
9'11 x 12'4 (3.02m x 3.76m)
Double glazed window to rear aspect, carpet, spot lights, coved ceiling, fitted wardrobes, two radiators and dressing area.



EN SUITE
8'8 x 8'3 (2.64m x 2.51m)
Double glazed window to rear aspect, bath, walk-in shower, wash hand basin, WC, tiled flooring, heated towel rail and spot lights.

BEDROOM TWO
8'10 x 13'3 (2.69m x 4.04m)
Double glazed window to rear aspect, radiator, carpet and coved ceiling.

BEDROOM THREE
16'5 x 8'5 (5.00m x 2.57m)
Double glazed window to front aspect, carpet, radiator, spot lights and coved ceiling.



BEDROOM FOUR
11'5 x 11'4 (3.48m x 3.45m)
Double glazed window to front aspect, fitted wardrobes, carpet, radiator and coved ceiling.

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BATHROOM
8'8 x 8'3 (2.64m x 2.51m)
Walk-in shower, wash hand basin, WC, spot lights, heated towel rail, tiled flooring and double glazed window to side aspect.

OUTSIDE
Beautifully designed rear garden with patio seating area, the garden is lawned to borders. Access to double garage which has up and over doors.



























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Ground Floor



Floor 1

Approximate total area(1)

2028 ft²

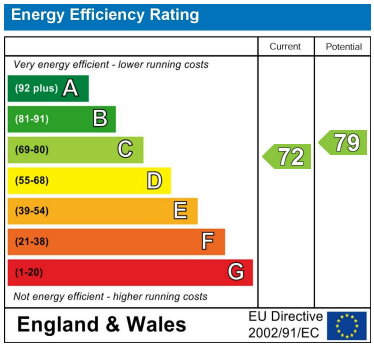
188.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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