



## 2 Brock Close

The Elms, Stockton-On-Tees, TS21 3LY

**Offers in excess of £230,000**



COMPLETE ONWARD CHAIN! An Executive Family Home, Built In Just 2014. This Modern Development Is Nestled In Exclusive Woodland, Just Off Junction Road.

The Property Benefits: A Garage Conversion Creating Additional Living Space For A Growing Family, Recently Re-Fitted & Open Plan Kitchen/Diner, Ground Floor W.C & Utility Room, Four Good-Sized Bedrooms, En-Suite Shower Room To The Master Bedroom, Energy Saving Solar Panels & Much More...

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. Get in Touch Today!



**Accommodation Comprises;**

**Entrance Lobby**

Enter Via Composite Door To Front Elevation, Built-in Shoe Rack, Radiator, Door Leading To The Living Room.

**Location**

Positioned In A Popular Location The Elms Just Off Junction Road (B1274) With Many Local Amenities Such As;

- Lidl - 2 Minute Drive
- Tesco - 3 Minute Drive
- Nuffield Health - 3 Minute Drive
- North Tees Hospital - 9 Minute Drive
- Our Lady & St Bede - 13 Minute Drive
- Stockton Sixth Form College - 13 Minute Drive

Distance Times Are Approximate Only & Provided By Google Maps.

**Living Room**

16'6" x 13'5" (5.05 x 4.11)  
Double Glazed Window To Front Elevation, Staircase To First Floor, Doors Leading To The Kitchen/Diner, Door Leading To The Family Room, Radiator.

**Family Room**

8'0" x 12'2" (2.44 x 3.71)  
Double Glazed Window To Front Elevation, Radiator, Spot Lights To The Ceiling & Door Leading To The Laundry Room.

**Laundry Room**

5'1" x 5'1" (1.55 x 1.55)  
Fitted With Base Units, Work Surfaces, Space For Washing Machine & Tumble Dryer, Boiler.

**Kitchen/Dining Area**

17'0" x 9'2" (5.2 x 2.8)  
Fitted With A Range Of Modern Wall, Base & Drawer Units, Worksurface Incorporating Stainless Steel Sink Unit With Mixer Tap & Drainer, 2x Single Ovens, Integrated Dishwasher & Microwave Oven, Gas Hob, Stainless Steel Extractor Hood, Space For An American Style Fridge Freezer, Double Glazed Window To Rear Elevation, Door Leading Through To The Utility Room, Dining Area: Space For Dining Table & Chairs, Radiator, Double Glazed French Doors Leading To Rear Garden.

**Utility Room**

5'10" x 4'11" (1.8 x 1.5)  
Fitted With A Range Of Base, Wall & Drawer Units, Plumbing For Washing Machine, Work Surfaces, Door Leading To The Cloakroom W.C, Double Glazed Door Leading To The Dog Run/Holding.

**Cloakroom W/C**

4'11" x 3'11" (1.5 x 1.2)  
Fitted With A White Hand Wash Basin, W/C, Radiator, Double Glazed Window To Side Elevation.

**First Floor Landing**

Provides Access To All Bedrooms, Family Bathroom, Cupboard and Loft.

**Master Bedroom**

10'9" x 13'5" (3.28 x 4.11)  
Two Double Glazed Windows To Front Elevation, Fitted Wardrobes, Radiator & Door Leading To En-Suite.

**En-Suite Shower Room**

6'6" x 5'6" (2.0 x 1.69)  
Fitted With A Shower Cubicle, W/C, Feature Stone Wash Basin, Chrome Heated Towel Rail, Double Glazed Window To The Side Elevation.

**Bedroom Two**

8'7" x 14'2" (2.62 x 4.32)  
Double Glazed Window To Front Elevation, Storage Cupboard & Radiator.

**Bedroom Three**

10'0" x 8'2" (3.05 x 2.51)  
Double Glazed Window To Rear Elevation & Radiator.

**Bedroom Four**

9'4" x 6'7" (2.87 x 2.03)  
Double Glazed Window To Rear Elevation & Radiator.

**Family Bathroom**

6'2" x 5'10" (1.9 x 1.8)  
Fitted With A White Suite Comprising; Bath, Hand Wash Basin, Overhead Shower, W/C, Chrome Heated Towel Rail, Extractor Fan, Double Glazed Window To The Rear Elevation.

**Loft Space**

Boarded With Timber Ladder, Power & Lighting.

**Energy Efficiency Rating: C**

The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: D**

Council Tax Estimate £2,138

**Solar Panels:**

Leasehold - A Shade Greener.

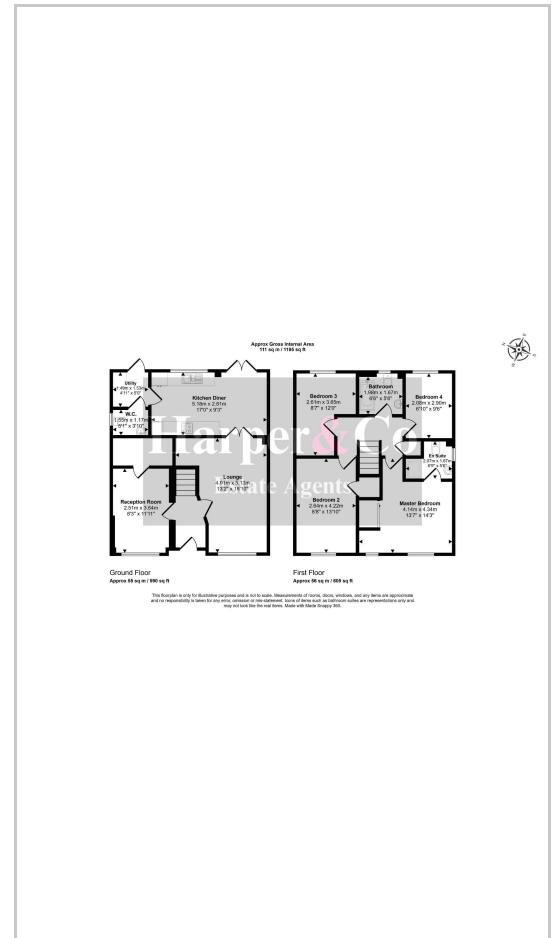
**Disclaimer**

Please note that all Measurements Are Approximate. The Floor Plan Is Not To Scale And For Illustrative Purpose Only. Images are for illustrative purposes only.  
**\*\* NO STAMP DUTY TO PAY UP TO £250,000 - If The Purchase Results In A Buyer Owning More Than One Property, Stamp Duty Tax Will Apply.**

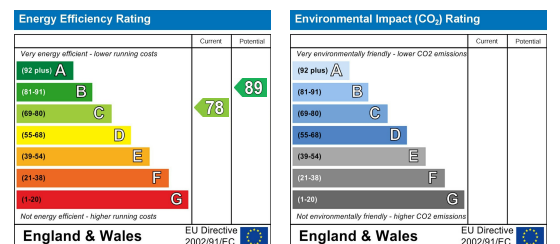
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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