



This beautifully presented detached bungalow offers a perfect blend of style, comfort, and convenience, making it an ideal home ready for immediate occupation. With no forward chain and vacant possession, the property is truly move-in ready, appealing to buyers seeking a smooth and hassle-free purchase.

Internally, the bungalow is both elegant and thoughtfully laid out. Upon entering, you are welcomed by a bright and inviting entrance hall that leads through to a generously proportioned lounge, perfect for relaxing or entertaining guests. The heart of the home is the spacious open-plan kitchen and dining area, designed to provide a modern and sociable living space with ample room for both cooking and dining.

The property features two well-sized double bedrooms, each benefiting from fitted wardrobes, offering excellent storage solutions. Bedroom two enjoys the added advantage of direct access to a large conservatory, creating a versatile additional living space that can be used as a sitting area, garden room, or home office, while also allowing plenty of natural light to flood in. The bathroom is well-appointed and includes a contemporary suite with a shower cubicle.

Externally, the home continues to impress. The south-facing rear garden has been beautifully maintained and thoughtfully arranged with a variety of seating areas, ideal for enjoying sunshine throughout the day or entertaining outdoors. To the front and side, there is a detached garage along with a driveway providing ample off-road parking for multiple vehicles. The property also benefits from having solar panels.

The location further enhances the appeal of this property, being conveniently situated close to local amenities, shops, and regular bus routes, ensuring easy access to surrounding areas.

Overall, this is a superb opportunity to acquire a stylish and well-maintained bungalow in a highly desirable location, offering comfortable living both inside and out.

**Sorrel Close, Elm Tree, Stockton-On-Tees, TS19 0UR**

**2 Bed - Bungalow - Detached**

**Offers Over £230,000**

**EPC Rating:**

**Council Tax Band: C**

**Tenure: Freehold**



# Sorrel Close, Stockton-On-Tees, TS19 0UR

## ENTRANCE HALLWAY

uPVC front entrance door, carpet.

## LOUNGE

Double glazed bay window to front aspect, carpet, coved ceiling, two radiators, fire and surround.

## CONSERVATORY

Double glazed doors to rear aspect.

## KITCHEN

uPVC side entrance door, double glazed window to front aspect, two double glazed windows to side aspect, tiled flooring, radiator, spot lights, coved ceiling, dining seated area.

## LANDING

Carpets, loft access, coved ceiling.

## BEDROOM ONE

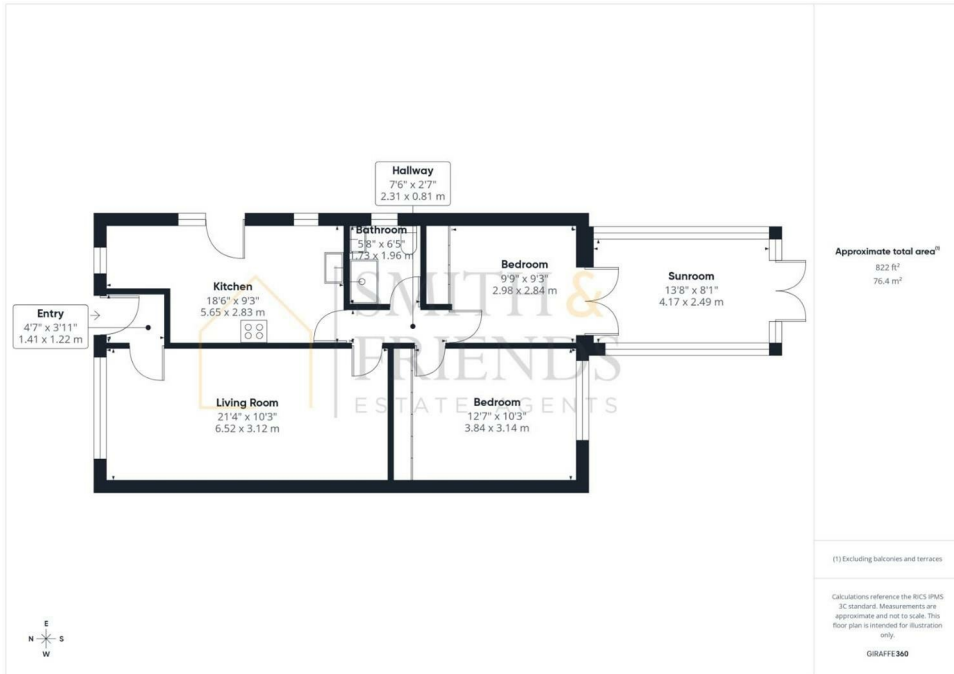
Double glazed window to rear aspect, carpet, fitted wardrobes, coved ceiling, radiator.

## BEDROOM TWO

Double glazed doors into conservatory, carpet, fitted wardrobes.

## BATHROOM

Shower cubicle, wash hand basin, WC, tiled floor, heated towel rail, double glazed window to side aspect.



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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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		EU Directive 2002/91/EC	

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