



Earles Close, Stockton, CV47

£450,000

The Property Experts - Southam

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- 4 Bedrooms
- Driveway
- Easy To Maintain Garden
- Stunning Open Plan Living/Kitchen/Diner
- Study & Playroom
- Downtstairs Toilet & Utility
- Large Master With Dressing Area & En-suite
- Modern Family Bathroom

AN ELEGANT 4 BEDROOM HOME WITH A LIGHT FILLED, OPEN PLAN LIVING/KITCHEN/DINER, AN INDULGENT MASTER SUITE AND A VERSATILE LAYOUT IDEAL FOR ALL MEMBERS OF THE FAMILY!

Located at the end of a peaceful cul de sac in the pleasant village of Stockton, this stunning property is a short stroll to the village school, shop, cafe and park, as well as an array of delightful countryside walks. The property comprises DRIVEWAY leading to the front entrance and HALLWAY, from here you can access the DOWNSTAIRS TOILET, sizable STUDY, the PLAYROOM and into the beautiful LIVING/KITCHEN/DINER, a sun soak space ideal for both family time and entertaining. There is also a large UTILITY ROOM, a must for a busy home.

Upstairs there are 4 GOOD SIZED BEDROOMS and the modern FAMILY BATHROOM, the generous MASTER SUITE has both a DRESSING AREA and an EN-SUITE perfect for some relaxation. Outside the rear GARDEN is an easy to maintain space, great for an evenings alfresco dining. In the garden is the large GYM/OFFICE, making a work out session, as easy as stepping out of the back door, there is also a SHOWER ROOM to freshen up in. This stylishly finished home will surprise and delight you, come and see for yourself.





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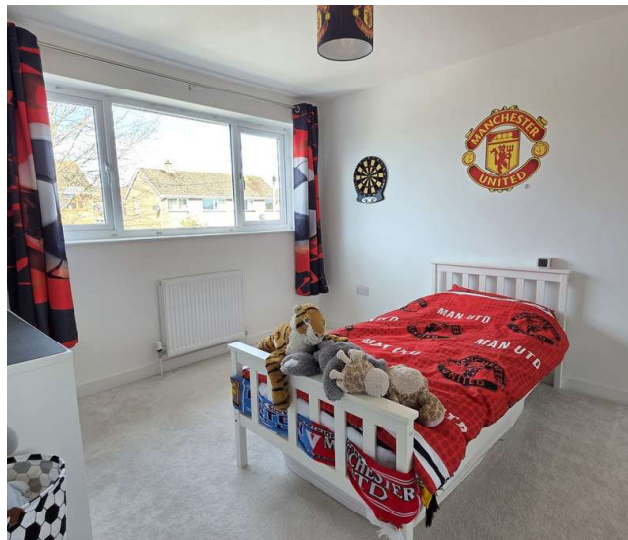
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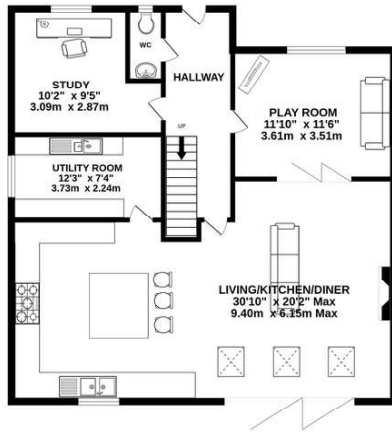
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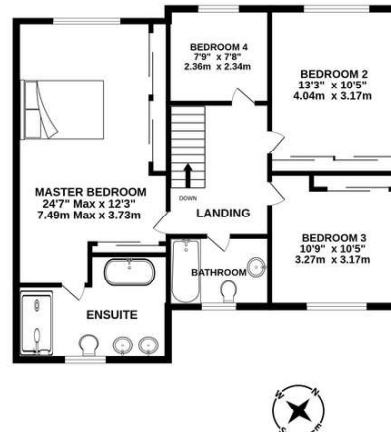
1975 sq ft



GROUND FLOOR
1193 sq.ft. (110.9 sq.m.) approx.



1ST FLOOR
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA: 1975 sq.ft. (183.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B		86	(81-91) B		83
(69-80) C	72		(69-80) C	70	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

