GowlandWhite



Jesmond Grove, Hartburn, Stockton-On-Tees, TS18 5ES

A wonderfully characterful and extended home set within a cul-de-sac, just a short walk from Hartburn Village and the highly regarded local schools. This property blends original features with modern upgrades, creating a warm, inviting and versatile family home.

The entrance porch leads into a generous hallway with the original front door still in place, setting the tone for the charm found throughout. The lounge enjoys a bay window and a focal fireplace with a gas fire, offering a cosy space to unwind. A separate family room sits to the rear, opening onto the garden through sliding patio doors and providing an excellent second living area or play room.

The kitchen/dining room is a standout feature, refitted in 2022, a shaker design with a five burner range cooker, dishwasher, fridge and microwave, all working seamlessly within the upgraded layout to create an impressive and highly functional space. Further improvements include a new rear door and window, both fitted in 2024. A utility room sits alongside with matching units, a sink, space for appliances and a built-in freezer. A downstairs WC adds further convenience.

Upstairs, the home offers a generous selection of bedrooms. The main bedroom features built in wardrobes and an attractive original fireplace. A shower room and a separate bathroom provide excellent family flexibility.

Externally, the property enjoys a south-west facing private rear garden with lawn and patio, creating a lovely outdoor retreat. The front is mostly paved for parking, and the garage has been partially converted, leaving a useful store area with a remote control electric door replaced in 2023.

With gas central heating via a Hive system, original detailing and the reassurance of a replacement roof installed in 2021 with a 25-year warranty, this is a home that offers space, charm and practicality in equal measure. Situated in a superb Hartburn location within walking distance of village amenities and highly regarded schools.

£375,000

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PORCH

HALLWAY

LOUNGE
15'5" x 12'5" (4.72m x 3.81m)

FAMILY ROOM
16'4" x 11'10" (4.98m x 3.61m)

KITCHEN/DINING ROOM
17'8" x 15'8" (5.41m x 4.78m)

UTILITY ROOM
9'1" x 8'2" (2.77m x 2.51m)

DOWNSTAIRS WC
3'11" x 3' (1.19m x 0.91m)

LANDING

BEDROOM ONE
14'11" x 11'3" (4.55m x 3.43m)

BEDROOM TWO
12'9" x 11'10" (3.89m x 3.61m)

BEDROOM THREE
15'8" x 9'4" (4.80m x 2.87m)

BEDROOM FOUR
11'6" x 9'4" (3.53m x 2.87m)

BEDROOM FIVE
10'0" x 6'11" (3.05m x 2.11m)

BATHROOM
8'11" x 7'4" (2.72m x 2.26m)

SHOWER ROOM
7'8" x 3'10" (2.34m x 1.17m)

PARTIAL GARAGE CONVERSION
9'7" x 6'4" (2.92m x 1.93m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.













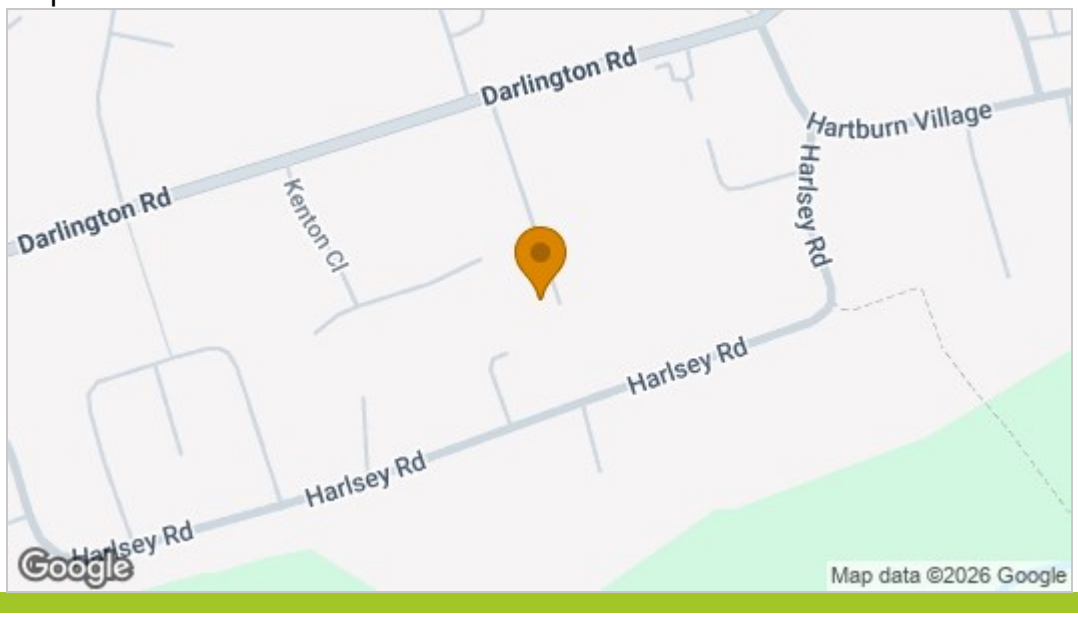




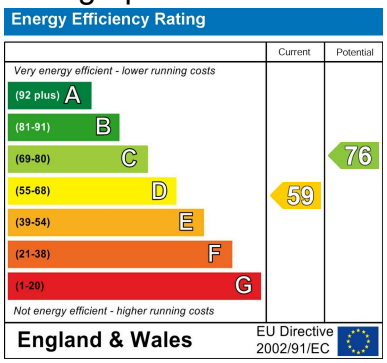




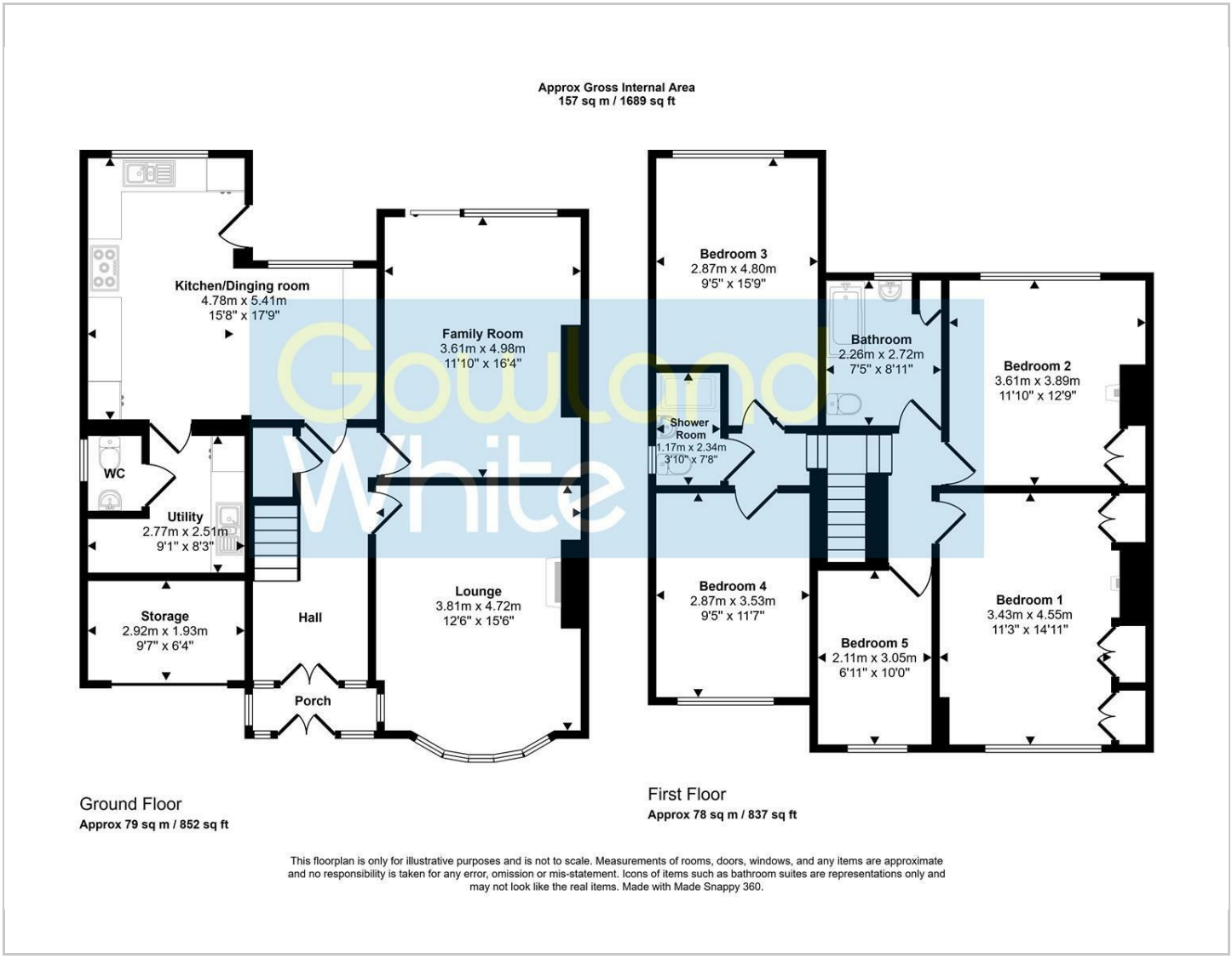

Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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