



36 Oxbridge Avenue

, Stockton-On-Tees, TS18 4JE

Offers in excess of £500,000



Exceptional Five Bedroom Extended Family Residence | Over 2,300 Sq Ft | High Specification Throughout

This Truly Outstanding And Substantially Extended Five Bedroom Family Home On Oxbridge Avenue Represents One Of The Finest Examples Of Its Kind, Having Been Comprehensively Upgraded And Remodelled To An Exceptional Standard Throughout.



Full Description

Originally A Three Bedroom Home, The Property Now Extends To A Spacious And Versatile Five Bedroom, Three Bathroom Layout, Offering Over 2,000 Sq Ft Of Impeccably Designed Living Space, Perfectly Suited To Modern Family Living.

From The Moment You Arrive, The Property Makes An Immediate Impression With A Resin Driveway Providing Parking For Up To Six Vehicles, Complete With Electric Gates, EV Charging Point And Contemporary Landscaping.

Stepping Inside, The Attention To Detail Is Evident Throughout. The Welcoming Hallway Retains Beautiful Original Period Features, Including Wooden Panelling And Decorative Mouldings, Blending Character With Modern Design.

The Principal Living Room Is Both Elegant And Comfortable, Featuring A Bay Window, Limestone Fireplace With Log Burner And Bespoke Fitted Cabinetry, Creating A Perfect Space To Relax.

A Second Reception / Dining Room Provides Additional Versatility, Complete With Bay Window And French Doors Leading To The Garden, Ideal For Entertaining Or Family Living.

The True Centrepiece Of The Home Is The Spectacular Open Plan Kitchen, Dining And Family Space, Created Via A Rear Extension. Finished To An Exceptional Standard, It Features:

- Bespoke Langton By Burbidge In-Frame Shaker Kitchen
- Quartz Worktops And Large L-Shaped Island With Seating
- Integrated Bosch Appliances Including WiFi Coffee Machine And Microwave
- AEG Integrated Dishwasher
- Log Burner With Feature Chimney Breast
- Two Roof Lanterns And Twin Sets Of Four Panel Bi-Fold Doors

This Space Is Designed For Modern Family Life And Entertaining On A Grand Scale.

A Utility/Boot Room Provides Excellent Practicality With Built-In Storage, Seating, Plumbing And Direct Garden Access, Alongside A Ground Floor Cloakroom WC.

To The Upper Floors, The Property Continues To Impress. A Stunning Loft Conversion Creates A Luxurious Principal Suite Or Versatile Living Space, complete with Velux Windows, En-Suite Bathroom And Extensive Eaves Storage.

In Total, The Property Offers Five Beautifully Appointed Bedrooms, Many Featuring Bespoke Fitted Furniture, Dressing Areas And Decorative Finishes, alongside Three High Quality Bathrooms, Including A Luxury Family Bathroom With Freestanding Bath And Separate Shower.

Externally, The Rear Garden Has Been Landscaped To A High Standard, Featuring Porcelain Tiled Seating Areas, Artificial Lawn, Integrated Lighting And A Hot Tub, Creating A Private And Stylish Outdoor Space Perfect For Relaxation And Entertaining.

Further Enhancements Include:

- Electrical Upgrades And Hardwired Fire Alarm System
- New Windows Throughout (2019)
- Worcester Bosch Boiler With Zoned Heating Controls
- Premium Flooring Including Herringbone LVT
- High Specification Fixtures And Finishes Throughout

Located Within A Highly Desirable Area Close To Excellent Schools, Amenities And Transport Links, This Property Represents A Rare Opportunity To Acquire A Turn-Key Family Home Of Exceptional Quality And Scale.

Location

Oxbridge Avenue Is Well Positioned Within A Popular Residential Area Of Stockton, Offering Convenient Access To A Range Of Local Amenities, Schools And Green Spaces.

A Number Of Well-Regarded Schools Are Within Comfortable Walking Distance. Primary Options Such As Hartburn Primary School Can Be Reached In Approximately 10-15 Minutes On Foot, While Eggescliffe School & Sixth Form College Is Around A 20-25 Minute Walk, Making The Location Ideal For Families.

For Leisure, Stockton Cricket Club Is Close By And Can Be Reached In Roughly 10 Minutes On Foot, Providing A Great Local Facility For Sport And Social Activities.

Everyday Shopping Is Easily Catered For, With Sainsbury's Supermarket Approximately A 15-Minute Walk Away, Offering A Wide Range Of Groceries And Essentials.

Hartburn Village, Known For Its Selection Of Independent Shops, Cafés And Amenities, Is Also Within Easy Reach At Around A 10-Minute Walk, Adding To The Appeal Of The Location With Its Community Feel And Convenience.

Overall, The Property Enjoys A Highly Accessible Setting, Combining Residential Tranquillity With Excellent Proximity To Schools, Shopping And Local Amenities.

Note

Please Find The Attached Brochure With Material Information For Buyers.

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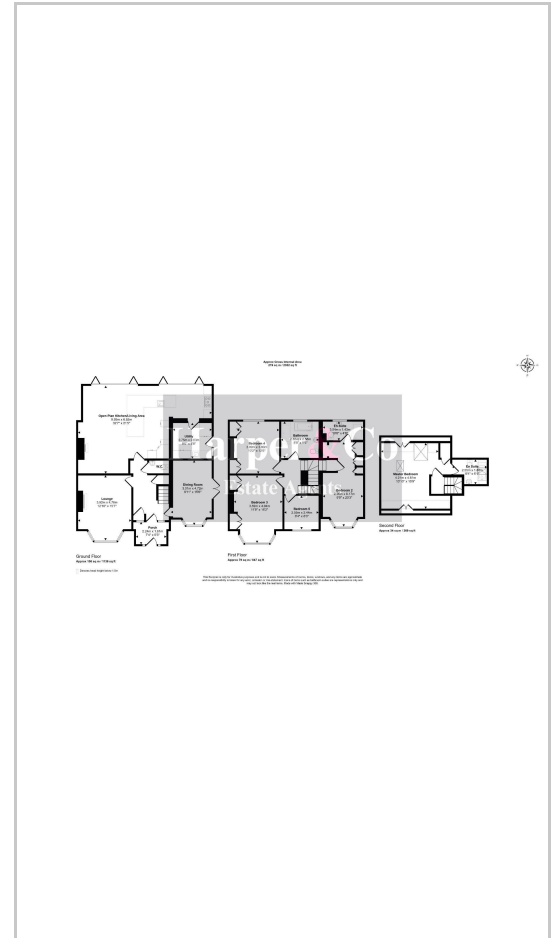
To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

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Area Map



Floor Plans



Energy Efficiency Graph

