



10 Poplars Lane

Carlton Village, Stockton-On-Tees, TS21 1QE

£625,000



OVER 3,300 SQ FT | An Exceptional Six Bedroom, Four Bathroom Detached Family Home Occupying An Exclusive Position Within Carlton Village. Featuring An Outstanding Open-Plan Kitchen, Dining & Family Space, South-West Facing Landscaped Garden, Detached Gym/Home Office, Double Garage & Generous Driveway Parking.



PROPERTY DESCRIPTION

Harper & Co are delighted to offer to the market this EXCEPTIONAL SIX-BEDROOM DETACHED FAMILY HOME, occupying an exclusive position within the highly regarded CARLTON VILLAGE.

Offering OVER 3,300 SQ FT of spacious and versatile accommodation, the property was built in 2001 as one of a select number of individually designed homes and has since been extensively upgraded by the current owners.

AN IMPRESSIVE HEART OF THE HOME

At the centre of the property is the superb OPEN-PLAN KITCHEN, DINING AND FAMILY ROOM – a fantastic space designed for both everyday family life and entertaining.

The kitchen is extensively fitted and features QUARTZ WORK SURFACES, INTEGRATED APPLIANCES, PANTRY STORAGE, A BOILING WATER TAP AND FEATURE LIGHTING.

The adjoining family area incorporates a LOG-BURNING STOVE, while two impressive sets of approximately SIX-METRE BI-FOLDING DOORS open onto the rear garden and flood the room with natural light.

The ground floor also provides TWO FURTHER GENEROUS RECEPTION ROOMS, offering plenty of flexibility for formal living, a playroom, home office or additional family space. There is also a spacious entrance hallway and ground floor W.C.

SIX BEDROOMS & FOUR BATHROOMS

The generous proportions continue upstairs.

The first floor provides FOUR WELL-APPOINTED BEDROOMS, two of which benefit from their own stylish en-suite shower rooms, together with a contemporary family bathroom.

On the second floor are TWO FURTHER GENEROUS BEDROOMS WITH A JACK & JILL EN-SUITE, creating an ideal private space for teenagers, older children, guests or those working from home.

With SIX BEDROOMS AND FOUR BATHROOMS IN TOTAL, this is a home that can comfortably adapt as a family's needs change.

PRIVATE SOUTH-WEST FACING GARDEN

Outside, the property enjoys a PRIVATE, LANDSCAPED SOUTH-WEST FACING REAR GARDEN – perfect for making the most of the afternoon and evening sun.

The garden features a lawn, established planting, decked seating and entertaining areas, together with a water feature.

A substantial detached garden building is currently used as a HOME GYM and benefits from POWER AND INTERNET CONNECTIVITY. It could equally make an excellent home office, studio, games room or hobby space.

DOUBLE GARAGE & GENEROUS PARKING

To the front, a generous driveway provides OFF-ROAD PARKING FOR APPROXIMATELY FOUR VEHICLES and leads to a DOUBLE GARAGE WITH ELECTRICALLY OPERATED DOORS.

Further features include SOLAR PANELS ASSISTING WITH WATER HEATING, AMTICO AND LUXURY VINYL FLOORING, alongside numerous improvements made by the current owners.

A HOME THAT NEEDS TO BE SEEN

What really sets this property apart is the combination of SPACE, SPECIFICATION AND SETTING.

At over 3,300 SQ FT, it offers considerably more accommodation than the average modern detached home, while retaining a practical and sociable layout ideally suited to family life.

Situated within desirable CARLTON VILLAGE, the property enjoys a peaceful village setting while remaining conveniently placed for STOCKTON-ON-TEES, YARM, DARLINGTON AND THE WIDER TEES VALLEY.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SCALE, VERSATILITY AND QUALITY OF THIS OUTSTANDING FAMILY HOME.

Location

Carlton is a HIGHLY REGARDED VILLAGE offering an appealing combination of village surroundings, open countryside and excellent accessibility.

The property occupies an EXCLUSIVE POSITION amongst a select collection of individual homes, providing a more private setting than a typical modern housing development.

The surrounding countryside provides excellent opportunities for WALKING AND OUTDOOR PURSUITS, while the village remains conveniently positioned for access to nearby towns and everyday amenities.

Stockton-on-Tees is approximately SIX MILES AWAY, with convenient road connections towards YARM, DARLINGTON, MIDDLESBROUGH AND THE WIDER TEES VALLEY, together with easy access to the A19 AND A66.

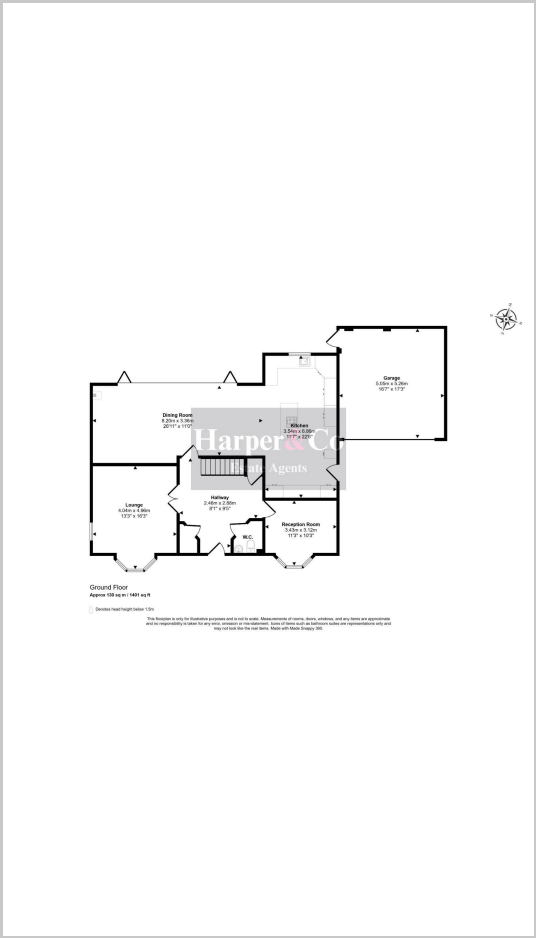
For buyers seeking the space of a substantial family residence without sacrificing everyday convenience, 10 Poplars Lane offers a RARE COMBINATION OF SIZE, SPECIFICATION AND VILLAGE SETTING.

Note
Please Find The Attached Brochure With Material Information For Buyers.

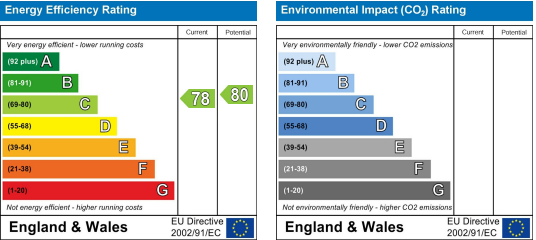
Area Map



Floor Plans



Energy Efficiency Graph



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