

THORNABY ROAD, THORNABY, STOCKTON-ON-TEES, TS17 0AD



- ▲ Set in Half an Arce Plot
- ▲ Extended, Remodelled & Elegantly Styled
- ▲ Perfect If You Are Looking for A Large Detached Bungalow or A Forever Family Home
- ▲ Simply Stunning Open Plan Living/Dining/Kitchen

- ▲ Solar Panels, Underfloor Heating & Automatic Lights
- ▲ Hardstanding Gravelled Driveway for Lots of Cars
- ▲ Gas Central Heating & UPVC Double Glazed Windows

£475,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This substantial, modern detached property has been developed to create a great family home with plenty of space and at the same time the standard of the fit out has to be seen to be believed. No effort has been spared to make sure this is a high standard house.

Set on half an acre plot with the rear having a westerly facing aspect. The current owners have taken this detached bungalow and extended, remodelled, and elegantly styled to create a wonderful home.

Comprising entrance hall, study, utility room, bedroom two/lounge, bathroom with modern suite and dressing area. However, the standout feature is the open plan living/dining/kitchen area to the rear with bi-fold doors leading onto the Indian flagstone patio area. The rear garden is huge with large, grassed area, summerhouse with electrics, generous timber shed, hardstanding gravelled driveway perfect for a number of cars or motorhome/caravan, wild garden to the rear and outside power and lights.

The home has all the mod cons such as solar panels, zone underfloor heating in the open plan living/dining/kitchen area, 'Dekton' worktops, automatic lighting, gas central

heating Worcester Bosh combi boiler, composite front door and UPVC double glazed windows.

GROUND FLOOR

ENTRANCE HALL - 4.9m (16'1") (max) x 8.53m (28') (max)

With composite entrance door to a spacious entrance hall with staircase to the first floor featuring an oak topped banister and wrought iron turned spindles, two vertical tube radiators, and woodgrain effect laminate flooring.

LOUNGE/BEDROOM TWO - 4.83m (15'10") into bay window x 3.56m (11'8")

With vertical tube radiator and Parquet style woodgrain effect laminate flooring.

BEDROOM ONE - 4.83m (15'10") into bay window x 3.58m (11'9")

With vertical tube radiator and Parquet style woodgrain effect laminate flooring.

DRESSING AREA - 3.86m x 1.5m (12'8" x 4'11")

TO VIEW: Tel: 01642 763636

Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

www.michaelpoole.co.uk



THORNABY ROAD, TS17 0AD

With automatic lights, radiator and built-in wardrobes and shelving units.

GROUND FLOOR BATHROOM - Fitted with a modern four-piece suite comprising double walk-in shower with drench showerhead over, tiled splashback and electric extractor fan, freestanding bath with shower attachment and mixer tap, vanity sink unit with waterfall mixer tap, WC, and floor to ceiling towel rail.

OPEN PLAN LIVING/DINING/KITCHEN AREA - 9.4m (30'10") (max) x 9.22m (30'3") (max)

Very much the heart of the home and featuring a range of cream shaker design wall, drawer, and floor units with Dekton worktops and central island with integrated wine fridge, integrated full height fridge and freezer, four ring ceramic hob with Dekton splashback and Bosch brushed steel electric extractor fan with glass inlay over, integrated Bosch electric oven and combination microwave oven with warming drawer. Three vertical tube radiators, Parquet style woodgrain effect laminate flooring, media wall, LED downlights, underfloor zonal heating controls and bi-folding doors with Perfect Fit blinds open to the rear westerly facing garden.

STUDY AREA - 3.12m x 1.96m (10'3" x 6'5")

With radiator and Parquet style woodgrain effect laminate flooring.

FIRST FLOOR

LANDING - With Velux window.

BEDROOM THREE - 5.87m (19'3") (max) x 6.35m (20'10") into bay window with reduced head height

With radiator and two Velux windows.

BEDROOM FOUR - 6.35m (20'10") into bay window with reduced head height x 5.28m (17'4") (max)

With radiator and two Velux windows.

BATHROOM - Fitted with an ultra-modern three-piece suite comprising shower cubicle with glass shower door, waterfall showerhead and shower attachment, vanity sink unit with wash hand basin, low level WC, slate tile effect vinyl flooring and electric extractor fan.

EXTERNALLY

PARKING & GARDENS - To the front there is a large, gravelled hardstanding driveway accessed via wooden swing gate with Indian flagstone pathway to the entrance door and large lawned garden. 6ft double gates open to the westerly facing rear garden and a further gravelled hardstanding area with large timber shed, lawn, Indian flagstone patio area, raised sleeper beds, mixture of fruit trees and wild garden to the rear, outside lights and power.

SUMMERHOUSE - A large timber summerhouse with UPVC French doors, light, power, and Indian flagstone patio area just outside.

AGENTS REF: - MH/LS/ING230377/23082023

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Ingleby Barwick office on
Tel: **01642 763636**



THORNABY ROAD, TS17 0AD



THORNABY ROAD, TS17 0AD



THORNABY ROAD, TS17 0AD

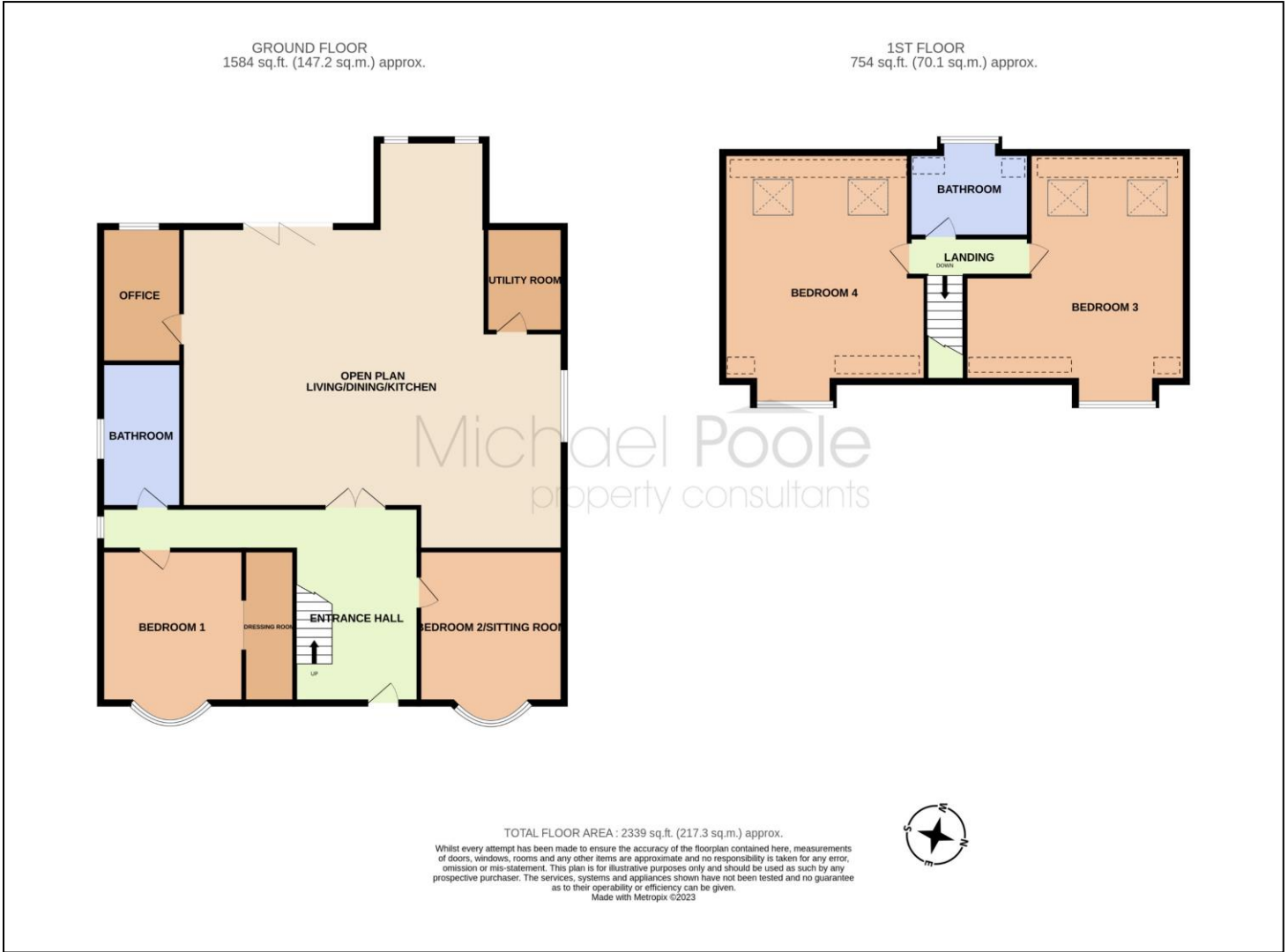


THORNABY ROAD, TS17 0AD

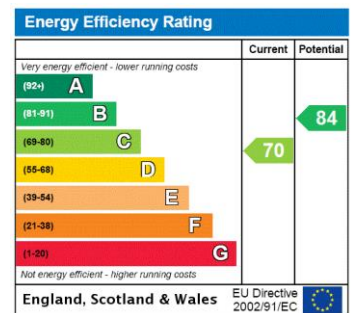


Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Ingleby Barwick Office on Tel: **01642 763636**
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA