

PARKWOOD DRIVE, HARTBURN, STOCKTON ON TEES, TS18 5DN



- ▲ A Stunning Detached Family Home on Parkwood Drive in Hartburn
- ▲ Elegant & Generous Accommodation Throughout
- ▲ Kitchen & Utility
- ▲ Two Reception Rooms & Conservatory
- ▲ Two Ground Floor Bedrooms & Bathroom

- ▲ Two First Floor Bedrooms & Bathroom
- ▲ Imprint Coachman's Driveway for Ample Parking & Detached Garage with Carport
- ▲ Impressive Private Mature Garden with Raised Stone Patio & Faces Southwest
- ▲ Chain Free Purchase

Offers Over £475,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This property radiates style in every room, from the moment you walk into the hall viewers will be impressed by what is on offer. All rooms are generous in size, the impressive living room is open to the dining room and French doors lead into the conservatory giving lots of natural light. The ground floor bathroom is luxurious, accessed from the reception hall along with two bedrooms. The first floor landing leads in turn to two further double bedrooms and bathroom. Externally there is a garage, carport, outhouses, and coachman's imprint driveway. To the rear is a stunning, private garden which faces South-West.

GROUND FLOOR

RECEPTION HALL - 3.76m x 4.17m (max) (12'4" x 13'8" (max))
With twin radiator, cupboard under stairs, staircase to the first floor, and entrance door with stained glass side light.

LOUNGE/DINER - 8.97m (29'5") into bay x 4.47m (14'8") (max)
With four twin radiators, double glazed bay window to the front aspect, two double glazed windows to the side aspect, double glazed French doors with side lights to conservatory and Limestone fireplace with matching back and hearth and living flame gas fire.

KITCHEN - 3.25m x 3.23m (10'8" x 10'7")
With double glazed window to the rear aspect, tiled floor and splashbacks, ivory shaker style fitted kitchen with complementary granite worktops, matching splashback and windowsill, inset one and a half bowl sink and routed drainer with mixer tap, glass display unit, integrated dishwasher, and twin radiator.

UTILITY - With double glazed window and door to the rear aspect, continuation of shaker style kitchen with complementary worktops incorporating a stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, space for dryer and space for fridge freezer, single radiator, tiled floor and tiled splashbacks.

BEDROOM ONE - 3.86m (12'8") x 3.89m (12'9") to rear of wardrobes
With double glazed window to the front aspect, twin radiator, high gloss fitted wardrobes with matching bedside tables, dressing table and drawer units.

TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk



PARKWOOD DRIVE, TS18 5DN

BEDROOM FOUR - 3.28m (10'9") x 2.29m (7'6") to rear of wardrobes

Currently used as a dressing room with double glazed window to the rear aspect, twin radiator and fitted wardrobes.

GROUND FLOOR BATHROOM - 2.77m x 2.46m (9'1" x 8'1")

With double glazed window to the side aspect, tiled walls and floor, spotlights to ceiling, extractor fan, side panelled bath, low level WC, bidet, vanity unit with cabinet below and granite top, matching fitted mirror with lighting, walk-in shower enclosure with wet room floor and wall mounted towel rail.

FIRST FLOOR

LANDING - With Velux window to the front aspect and storage to eaves.

BEDROOM THREE - 3.96m x 3.8m (max) (13' x 12'6" (max))

With double glazed window to the rear aspect, single radiator, two fitted wardrobes and storage to eaves.

FIRST FLOOR BATHROOM - 3.07m x 1.83m (max) (10'1" x 6' (max))

With double glazed window to the rear aspect, tiled floor and splashbacks, spotlights, extractor fan, shaver point, floating style vanity unit with cabinet and side panelled bath.

BEDROOM TWO - 3.73m x 3.5m (max) (12'3" x 11'6" (max))

With double glazed window to the rear aspect, single radiator, storage to eaves and built-in cupboard.

EXTERNALLY

GARDENS & GARAGE - Externally there is a garage, carport, outhouses, and coachman's imprint driveway. To the rear is a stunning, private garden which faces South-West.

AGENTS REF: - LJ/LS/STO230144/30032023

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Stockton office on

Tel: **01642 355000**

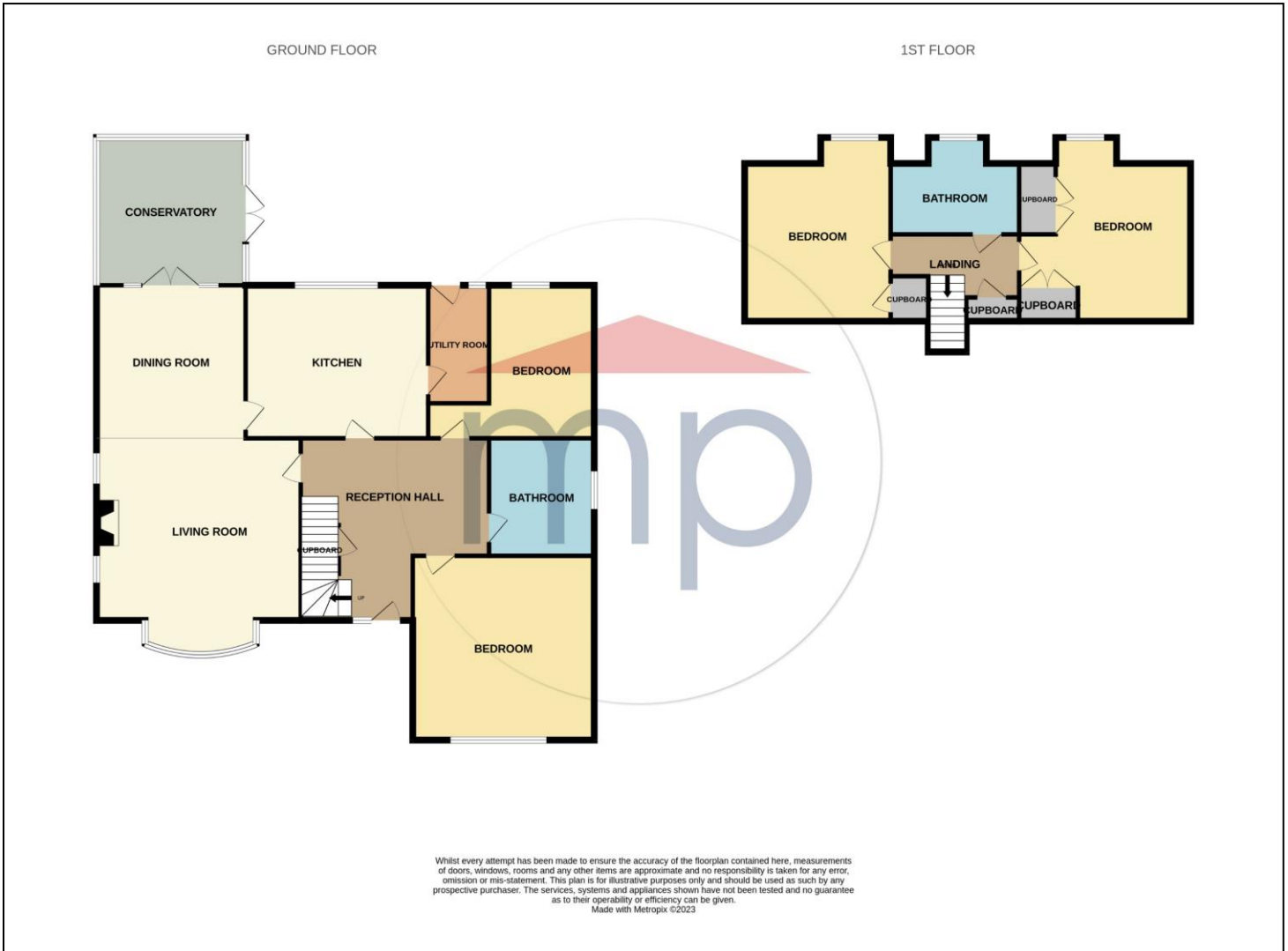


PARKWOOD DRIVE, TS18 5DN

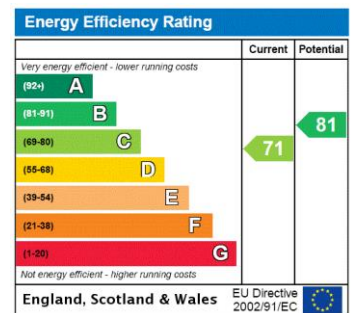


PARKWOOD DRIVE, TS18 5DN





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 Stockton Office on Tel: **01 642 355000**
 17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP