

CANBERRA GROVE, HARTBURN, STOCKTON-ON-TEES, TS18 5EL



- ▲ Double Fronted Halls Adjoining Semi
- ▲ Four Bedrooms & Two Bathrooms
- ▲ Two Driveways & Drive-Through Garage
- ▲ Stunning Open-Plan Family Kitchen/Diner

- ▲ Three Reception Rooms & Conservatory
- ▲ Large Mature Garden

£425,000

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What a stunner! This handsome double fronted, hall's adjoining semi, sitting on the fringe of Harburn village is one not to be missed!

This substantial four bedroomed home has undergone a double height/width extension which has not only created a fabulous family space but also enhanced the overall aesthetics.

The accommodation flows in brief, reception hall, living room, dining room, open-plan family breakfast kitchen, sitting room, conservatory, WC, four bedrooms, shower room and bathroom.

GROUND FLOOR

RECEPTION HALL - Composite entrance door with side light and top light to reception hall with engineered flooring, under stairs cupboard, single radiator, and staircase to the first floor.

LIVING ROOM - 4.17m (13'8") into bay x 4.11m (13'6") into alcove

Large format double glazed bay window to the front aspect, single radiator, engineered flooring, picture rail, coving to

ceiling, and Adam style fire surround with cast iron fireplace with pictorial inserts and hearth.

SITTING ROOM - 5.33m (17'6") into bay x 3.2m (10'6") (max)

Large format double glazed bay window to the front aspect, single radiator, engineered flooring and plasma style wall mounted electric fire.

DINING ROOM - 4.17m x 3.35m (max) (13'8" x 11' (max))

With French doors to the conservatory and wall mounted modern vertical radiator.

OPEN PLAN FAMILY KITCHEN DINER - 6.12m x 5.1m (max) (20'1" x 16'9") (max))

Bespoke Wilson Drummond fitted kitchen with central Island, wall, drawer, and floor units, glass display units with inset lighting, high level double oven and grill combination, electric hob set in island, plumbing for washing machine, space for dryer, inset one and a half bowl sink with mixer tap and routed drainer, integrated dishwasher, and space for fridge freezer. Half vaulted ceiling with Velux window, spotlights to ceiling, double glazed window to the rear aspect, courtesy door to the side, engineered flooring and patio door to the conservatory.

TO VIEW: Tel: 01642 355000

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GROUND FLOOR CLOAKROOM/WC - With double glazed window to the side aspect, floating style vanity unit with cabinet, low level WC, chrome heated towel rail and panelling to lower walls.

CONSERVATORY - 5.26m (17'3") x 3.28m (10'9") (max) including dwarf wall

With double glazed windows and French doors overlooking the rear garden, twin radiator, and tiled floor.

FIRST FLOOR

LANDING - With double glazed window to the front aspect and two large storage cupboards.

BEDROOM ONE - 3.48m (11'5") x 3.4m (11'2") to front of wardrobes

With double glazed window to the front aspect and single radiator.

BEDROOM TWO - 4.17m x 2.84m (13'8" x 9'4")

With double glazed window to the rear aspect, single radiator, and laminate flooring.

BEDROOM THREE - 3.25m x 2.84m (10'8" x 9'4")

With double glazed window to the rear aspect, single radiator, and engineered flooring.

BEDROOM FOUR - 2.46m x 2.34m (8'1" x 7'8")

With double glazed window to the rear aspect, single radiator, and laminate flooring.

BATHROOM - 2.26m x 1.65m (7'5" x 5'5")

With double glazed window to the rear aspect, low level WC, pedestal wash hand basin, two-seater side panelled bath with mixer tap, heated towel rail, laminate flooring, tiling to lower walls, spotlights to the ceiling and extractor fan.

SHOWER ROOM - With double glazed window to the side aspect, large chrome heated towel rail, shower enclosure, vanity unit with cabinet below, tiling to splashbacks, spotlights to ceiling and extractor fan.

EXTERNALLY

GARDENS & GARAGE - Externally there are two driveways and a drive-through garage along with an attractive front garden. The rear is a large, mature garden with a number of relaxation areas, shaped lawn, established planting, water feature and garden shed.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

AGENTS REF: - LJ/LS/STO230488/01032024

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

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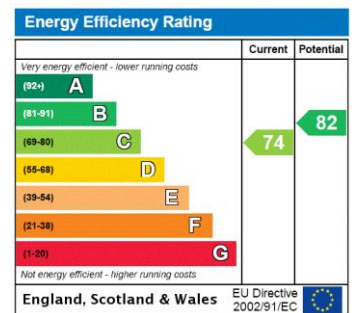
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