

## ROSEBERRY GARDENS, CARLTON, STOCKTON-ON-TEES, TS21 1FG



- ▲ Modern Three Bedroom Detached House
- ▲ Flexible Modern Living Space
- ▲ En-Suite to Master Bedroom
- ▲ Good Size Garden

- ▲ Driveway & Garage
- ▲ Semi-Rural Village Location
- ▲ Photovoltaic Panels
- ▲ Easy Access to Local Schooling & Amenities

**£260,000**

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A modern three bedroom detached house offering flexible modern living space with en-suite to master bedroom, good size garden, driveway, and garage. The property is in a semi-rural village location with easy access to local schooling and amenities and features photovoltaic panels.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

Double glazed composite entrance door to entrance hall with double glazed window to the side aspect, radiator, laminate flooring, Cloakroom/WC cupboard and under stairs cloakroom/WC.

##### **CLOAKROOM/WC**

With low level WC, pedestal wash hand basin, and single radiator.

##### **LIVING ROOM - 5.18m x 2.97m (17' x 9'9")**

With double glazed window to the front aspect and radiator.



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**BREAKFAST KITCHEN - 5.3m x 2.92m (17'5" x 9'7")**

With double glazed window and French doors to the rear garden, laminate flooring, modern high gloss kitchen units with complementary worktops incorporating a gas hob, high level electric oven, integrated fridge freezer, integrated dishwasher and washing machine. Wall mounted combi boiler, spotlights to ceiling and radiator.

**FIRST FLOOR**

**LANDING**

With loft access, built-in cupboard over stairs and linen cupboard.

**BEDROOM ONE - 3.18m x 3.43m (10'5" x 11'3")**

With double glazed window to the front aspect and radiator.

**EN-SUITE**

With double glazed window to the side aspect, shower cubicle, pedestal wash hand basin, low level WC, and heated towel rail.

**BEDROOM TWO - 3.25m x 2.67m (10'8" x 8'9")**

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

**BEDROOM THREE - 2.44m x 2.26m (8' x 7'5")**

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

**BATHROOM - 2m x 2.18m (6'7" x 7'2")**

With double glazed window to the front aspect, side panelled bath, pedestal wash hand basin, low level WC, and chrome heated towel rail.



**EXTERNALLY**

**GARDENS & GARAGE**

Externally the property is sat on a good size corner plot with front garden, driveway and attached single garage. The rear garden is not overlooked and provides countryside views.

**AGENTS REF:** - LJ/LS/STO230702/23102023

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

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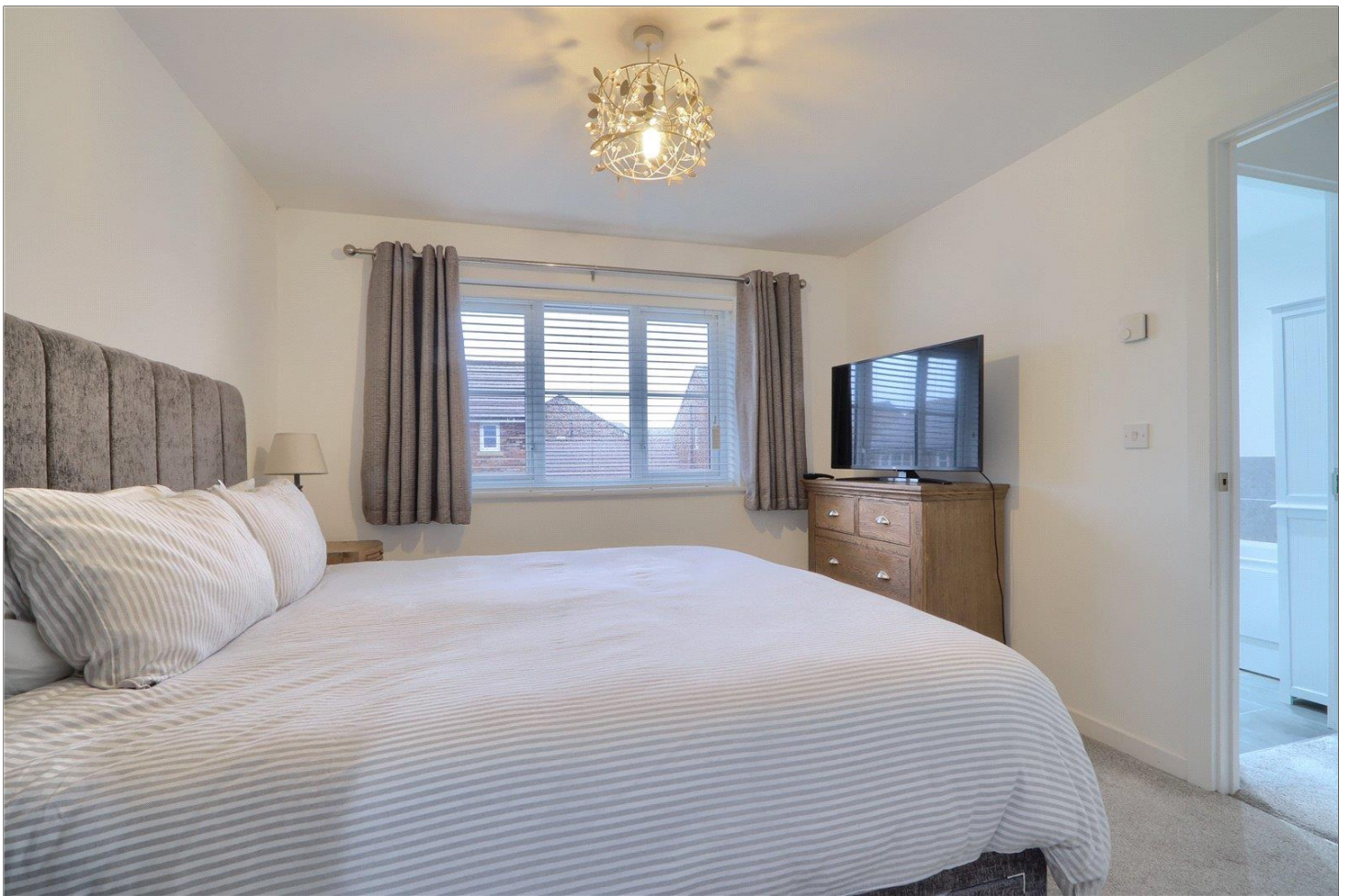


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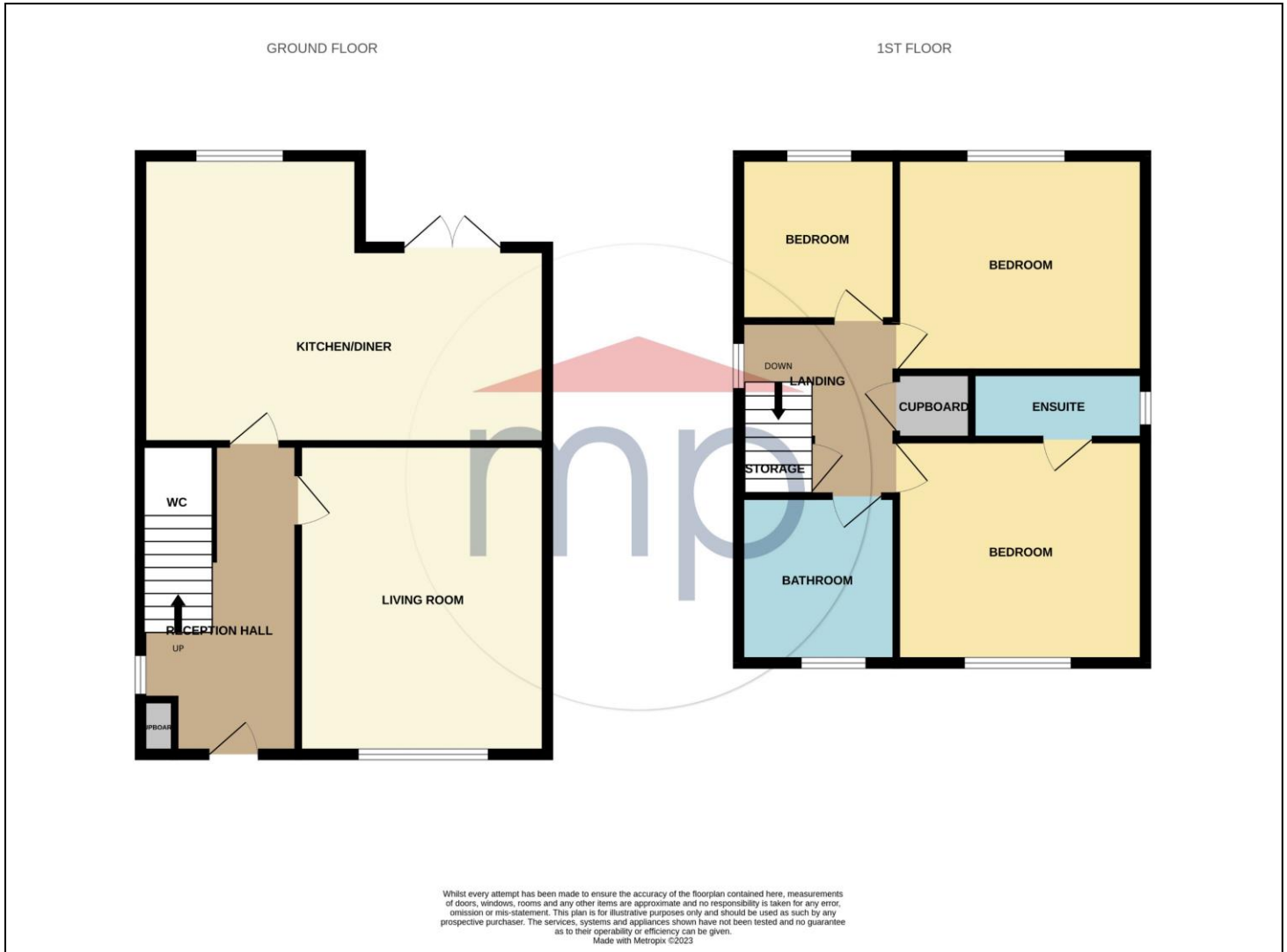


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	86	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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