

HONEY POT CLOSE, WHITTON VILLAGE, STOCKTON-ON-TEES, TS21 1NY



- ▲ Beautiful Detached Village Home
- ▲ Semi-Rural Cul-De-Sac Location
- ▲ Karndean Flooring & Under Floor Heating
- ▲ Inglecote Fireplace with Solid Fuel Stove
- ▲ Superb Modern Kitchen/Diner
- ▲ Private Garden, Double Drive & Garage

£310,000

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This stunning detached home in Whitton Village is truly first class! The executive cul-de-sac, private garden, generous accommodation, en-suite, Karndean flooring, under floor heating and solid fuel stove, along with good parking and garage, provide pretty much everything required for your perfect home – a genuine 10 out of 10!

The accommodation flows in brief, reception hall, WC, living room, kitchen/diner, three bedrooms, bathroom, and en-suite.

GROUND FLOOR

RECEPTION HALL - Composite entrance door to generous reception hall with Karndean flooring, oak internal doors, and oak banister, and spindles to first floor.

CLOAKROOM/WC - With double glazed window to the front aspect, low level WC and pedestal wash hand basin.

LIVING ROOM - 6.35m x 4.2m (20'10" x 13'9")

With Karndean flooring, double glazed French doors and side lights to the rear aspect, inglenook style fireplace with solid fuel stove, slate backing, oak mantel, and stone hearth, coving to ceiling and oak internal doors.



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KITCHEN DINER - 4.34m x 4m (14'3" x 13'1")

With a generous range of cream high gloss kitchen units with complementary granite worktops and matching splashbacks, inset sink with routed drainer and mixer tap, high level electric oven and grill, induction hob with overhead hood, integrated fridge freezer, integrated washing machine and dishwasher.

FIRST FLOOR

HALF GALLERY LANDING - With loft access, radiator, double glazed window to the side aspect and airing cupboard.

BEDROOM ONE - 4.85m x 3.18m (15'11" x 10'5")

With two double glazed windows to the rear aspect, large radiator, Karndean flooring and oak internal doors.

EN-SUITE - With double glazed window to the rear aspect, low level WC, vanity wash hand basin, shower enclosure, shaver point, extractor fan, tiled walls and floor and chrome heated towel rail.

BEDROOM TWO - 3.73m x 3.48m (12'3" x 11'5")

With double glazed window to the front aspect, radiator and Karndean flooring.

BEDROOM THREE - 3.5m x 2.5m (11'6" x 8'2")

With double glazed window to the front aspect, radiator, Karndean flooring and cupboard over stairs.

FAMILY BATHROOM - With double glazed window to the side aspect, side panelled bath, floating style vanity unit, low level WC, tiling to floor and lower wall, chrome heated towel rail and spotlights to ceiling.



EXTERNALLY

PARKING - Externally there is a double block paved driveway leading to an attached good size single garage.

GARAGE - 5.9m x 3m (19'4" x 9'10")

With automatic door.

GARDENS - Lawned frontage and an enclosed rear garden with patio and lawn.

AGENTS REF: - LJ/LS/STO230767/30012024

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

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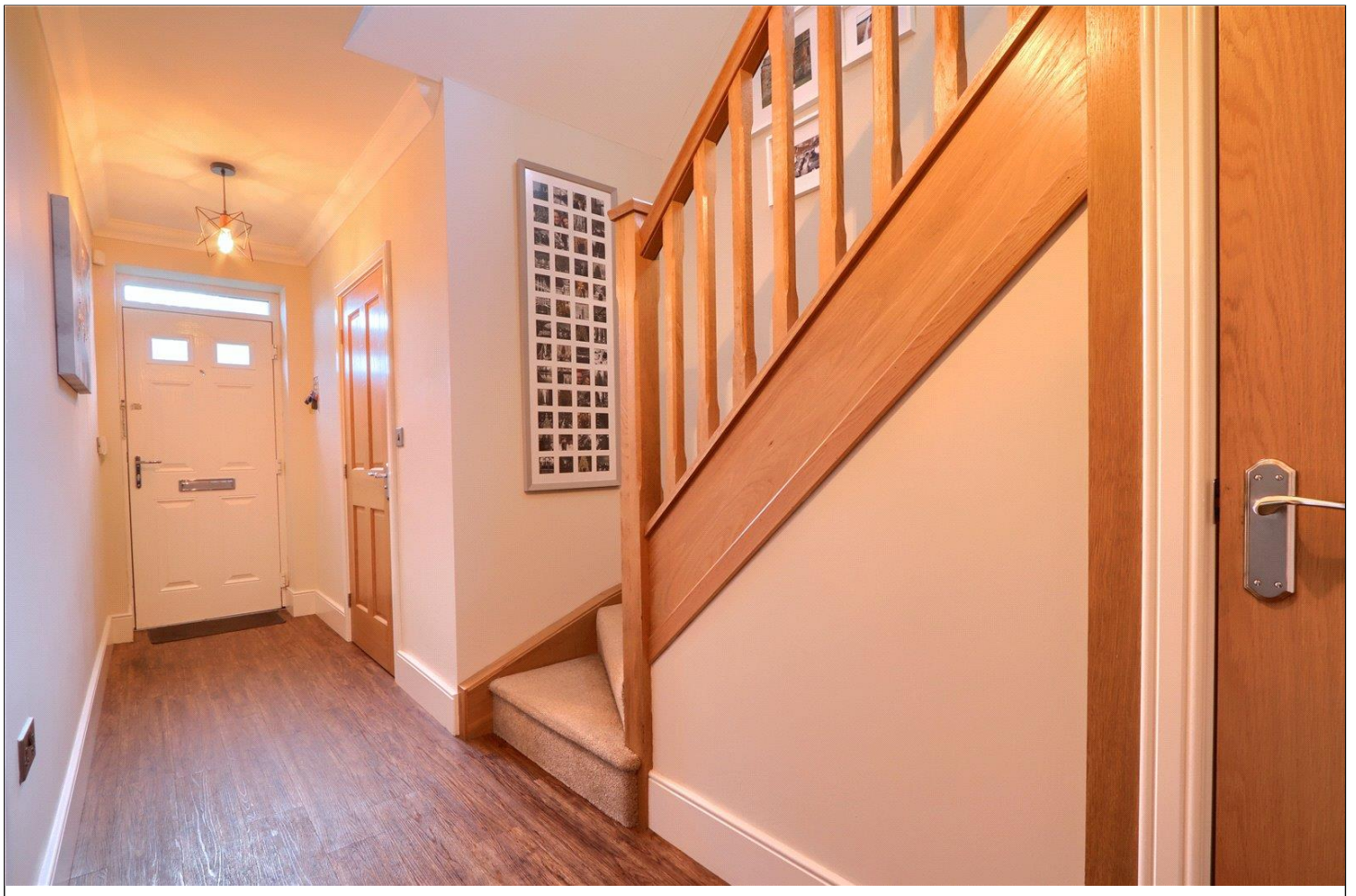


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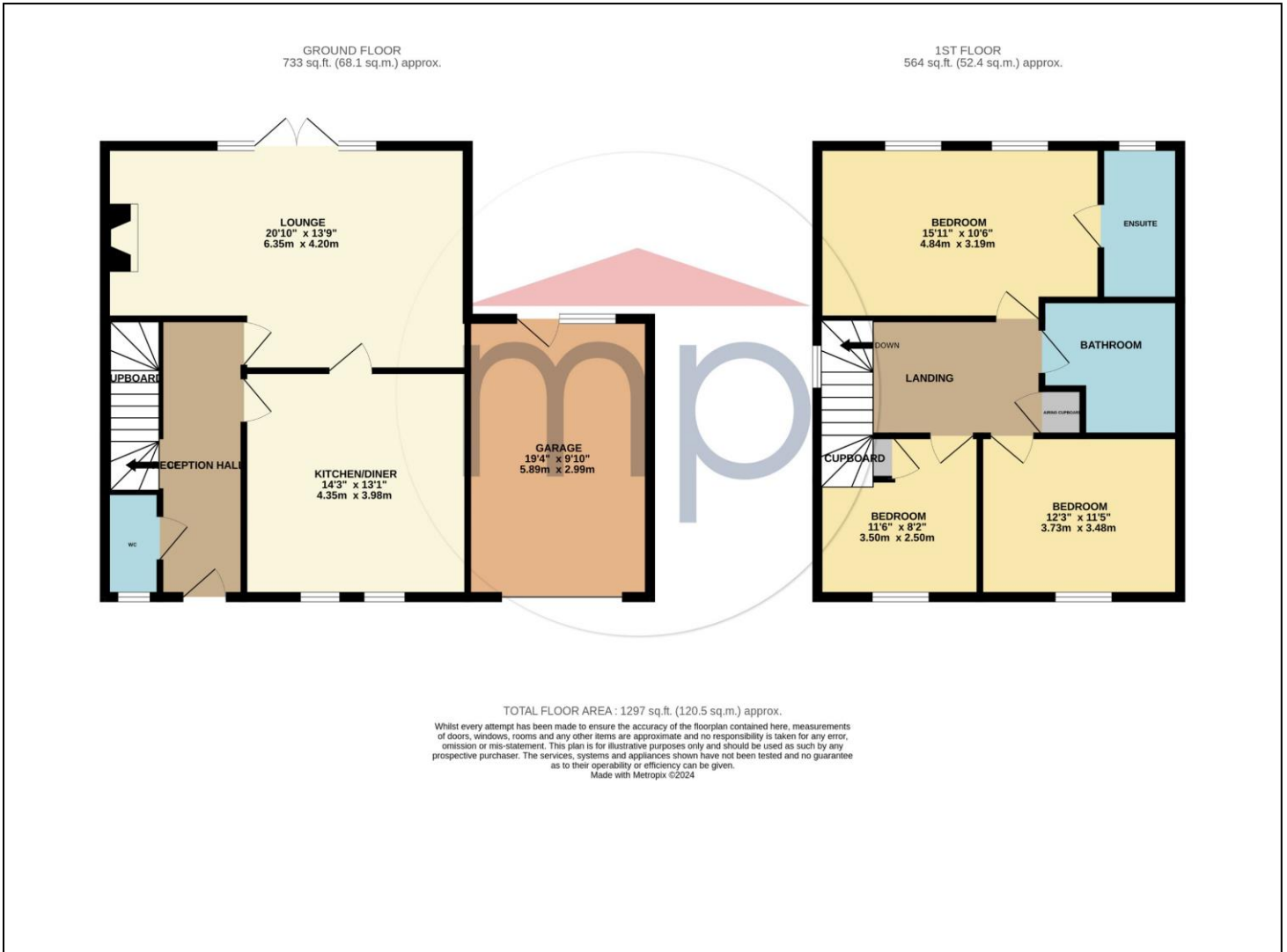
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		105
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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