

CAYTON DRIVE, BASSLETON COURT, STOCKTON-ON-TEES, TS17 0HD



- ▲ Mandale Homes Built 'The Beechnut' Designed Detached Home
- ▲ Westerly Facing Rear Garden
- ▲ Four Bedroom & Two Bath/Shower Room
- ▲ Excellently Presented Throughout
- ▲ Popular Location of Bassleton Court
- ▲ Modern Open Plan Ground Floor Layout
- ▲ Modern Kitchen/Diner & Utility Room
- ▲ Double Width Block Paved Driveway & Integrated Garage

£285,000

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Built by Mandale Homes, this superbly presented 'The Beechnut' designed detached home offers modern living with four double bedrooms and two bath/shower rooms on the popular estate of Bassleton Court.

The modern open plan layout is complemented by a westerly facing private rear garden, integrated garage with electric roller door, double width block paved driveway and is stylishly decorated throughout.

The property comprises entrance hall, lounge, open plan kitchen diner with bi-folding doors and a range of modern units, utility room and cloakroom/WC on the ground floor. The first floor has a master bedroom with fabulous modern en-suite, three further spacious bedrooms and a stunning family bathroom.

Other features include oak internal doors, gas central heating with combi boiler and UPVC double glazed windows.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay, wood style effect LVT flooring, radiator, staircase to the first floor, and internal access to the garage.

LOUNGE - 4.75m x 4.3m (15'7" x 14'1")

With wood style LVT flooring, two radiators, deep under stairs storage cupboard, thermostat heating control and living flame electric fire.

KITCHEN/DINING ROOM - 6.5m x 2.74m (21'4" x 9')

Fitted with a range of modern style wall, drawer, and floor units with complementary wood effect work surface, four ring gas hob with glass splashback and brushed steel electric extractor fan over, integrated electric oven, part tiled walls, sink with drainer and extendable hose mixer tap, integrated fridge freezer and dishwasher. Two radiators, Wood style LVT flooring, LED downlights, and bi-folding doors with perfect fit blinds.

UTILITY AREA - 1.9m x 1.75m (6'3" x 5'9")

Modern style base units, sink with extendable hose mixer tap and drainer, plumbing for washing machine, wall mounted Ideal combination boiler, wood style LVT flooring, and composite door to the westerly facing rear garden.

GROUND FLOOR WC - Modern two-piece suite comprising vanity sink unit with wash hand basin, mixer tap and slate tiled splashback, WC, chrome towel rail, wood style LVT flooring and electric extractor fan.

TO VIEW: Tel: **01642 763636**

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

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FIRST FLOOR

LANDING - With access to the loft and over stairs storage cupboard.

BEDROOM ONE - 5.2m x 3.1m (17'1" x 10'2")

With radiator.

EN-SUITE - Fitted with a stunning three-piece suite comprising corner shower unit with glass sliding door, drench showerhead over and shower attachment, vanity sink unit with wash hand basin and WC. Floor to ceiling tiled walls, tiled floor, chrome towel rail and electric extractor fan.

BEDROOM TWO - 4.1m x 3.1m (13'5" x 10'2")

With radiator.

BEDROOM THREE - 3.45m x 3.1m (11'4" x 10'2")

With radiator.

BEDROOM FOUR - 3.66m (12') (max) x 2.8m (9'2") (max)

With radiator.

FAMILY BATHROOM - Fitted with a stunning three-piece suite comprising panelled bath with shower attachment and glass shower screen, vanity sink unit with wash hand basin and WC. Floor to ceiling tiled walls, tiled floor, and chrome towel rail.

EXTERNALLY

PARKING & GARDENS - To the front there is a double width Herringbone block paved driveway and a lawned garden with small hedge. Side gated access leads to the westerly facing rear garden with flagstone patio area, further Porcelain tiled patio area, lawn, raised vegetable patches, outside tap, and power socket.

INTEGRATED GARAGE - With electric roller door, power supply and light.

AGENTS REF: - MH/LS/STO230812/19122023

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

TO VIEW: Contact our Ingleby Barwick office on
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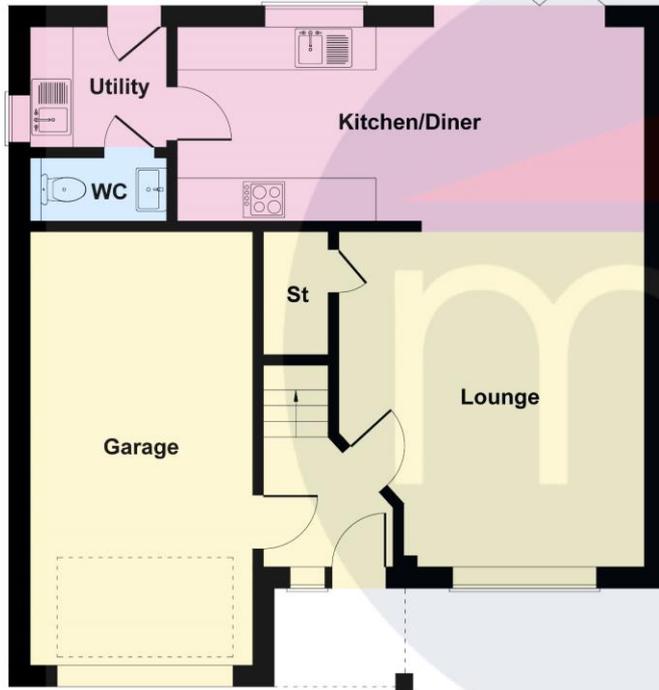
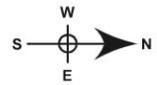
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20 Cayton Drive



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	83	
(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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