

MERIDIAN WAY, GRANGEFIELD, STOCKTON-ON-TEES, TS18 4QH



- ▲ Genuine Showstopper
- ▲ Four Bedroom Detached House with Bathroom & En-Suite
- ▲ Magnificent Open Plan Kitchen/Dining/Garden Room
- ▲ Inglebrook Fireplace with Solid Fuel Stove

- ▲ Covered Entertainment Area with Bar, Pizza Oven & BBQ
- ▲ A Beautifully Styled & Private Rear Garden with Gated Access
- ▲ Detached Triple Garage with Guest Studio & En-Suite Above
- ▲ Parking for a Number of Vehicles

£360,000

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Prepare to fall in love! This remarkable home has a flawless `no expense spared` style. Worthy of a special mention is the private gated garden with entertainment/bar/kitchen area and detached triple garage with guest studio and ensuite above. The end result is a genuine `showstopper`.

The accommodation briefly comprises, reception hall, cloakroom/WC, lounge with solid fuel stove, utility, open plan dining kitchen and garden room, four bedrooms, en-suite, and shower room. Over the triple garage is a guest studio and ensuite.

Externally there are front and rear gardens, a double drive with turning space accessed via wrought iron gates and an additional side drive detached triple garage and a covered entertainment area with pizza oven/barbeque, bar, and log store.

GROUND FLOOR

ENTRANCE HALL - 2.97m x 3.07m (9'9" x 10'1")

Composite entrance door to entrance hall with laminate flooring and single radiator.

LIVING ROOM - 6.3m x 3.76m (20'8" x 12'4")

With double glazed window to the front aspect, French doors to the rear aspect, laminate flooring, feature panelled wall, two radiators, and open inglenook fireplace with granite hearth and solid fuel stove.

OPEN PLAN KITCHEN/FAMILY ROOM/DINER - 6m (max) x 6.3m (19'8" (max) x 20'8")

With laminate flooring, two vertical radiators, central island with breakfast bar and electric hob with overhead extractor hood, superb modern range of fitted kitchen units with complementary Quartz worktops incorporating a routed sink and drainer unit with mixer tap, two high level Bosch ovens and combination grills, large integrated fridge, and large integrated freezer. Double glazed window to the front aspect, double glazed French doors to the rear garden, and under stairs store cupboard.

GARDEN ROOM AREA - 3.1m x 1.83m (10'2" x 6')

With modern radiator, double glazed windows, and French doors to the rear garden.

UTILITY - With a continuation of fitted kitchen units and worktops, double glazed window to the side and rear aspects, plumbing for washing machine, wall mounted combi boiler, and single radiator.

TO VIEW: Tel: 01642 355000

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GROUND FLOOR CLOAKROOM/WC - With low level WC, pedestal wash hand basin, and single radiator.

FIRST FLOOR

LANDING - With double glazed window to the rear aspect, loft access and double door linen cupboard.

MASTER BEDROOM - 4.9m (16'1") x 3.12m (10'3") to front of wardrobes

With double glazed window to the front aspect, radiator, modern fitted wardrobes, spotlights to ceiling, and feature panelled wall.

EN-SUITE - With double glazed window to the front aspect, low level WC with hidden cistern, vanity unit with cabinet below, double shower enclosure with drench style shower and shower attachment, single radiator, and tiling to lower walls, splashbacks, and floor.

BEDROOM TWO - 3.84m x 3.1m (12'7" x 10'2")

With double glazed window to the rear aspect, single radiator, and feature panelled wall.

BEDROOM THREE - 3.05m x 3.2m (10' x 10'6")

With double glazed window to the front aspect, single radiator, shelving to alcove and feature panelled wall.

BEDROOM FOUR - 2.9m x 3.2m (max) (9'6" x 10'6" (max))

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

FAMILY SHOWER ROOM - With double glazed window to the rear aspect, fitted wet room flooring, tiling to splashbacks and wall, chrome heated towel rail, double shower enclosure with drench style shower and shower attachment, low level WC, and pedestal wash hand basin.

EN-SUITE SHOWER ROOM - With double shower enclosure, low level WC, heated towel rail, vanity unit, double glazed window to the front aspect, spotlights to ceiling, and fully tiled walls and floor.

ENTERTAINMENT ROOM/GUEST SUITE ABOVE THE GARAGE - 4.11m x 5.97m (13'6" x 19'7")

With storage to eaves, two double glazed windows to the front aspect, laminate flooring, and electric heaters.

EXTERNALLY

GARDENS - The front garden is lawned with wrought iron fence and gate. The rear garden is particularly private and has a raised lawn and porcelain patios.

PARKING - A double drive with turning space accessed via wrought iron gates and an additional side drive.

DETACHED TRIPLE GARAGE - With guest studio and en-suite above.

COVERED ENTERTAINMENT AREA - With pizza oven/barbeque, bar, and log store.

AGENTS REF: - LJ/LS/STO240020/19012024

Council Tax Band: F **Tenure:** Freehold

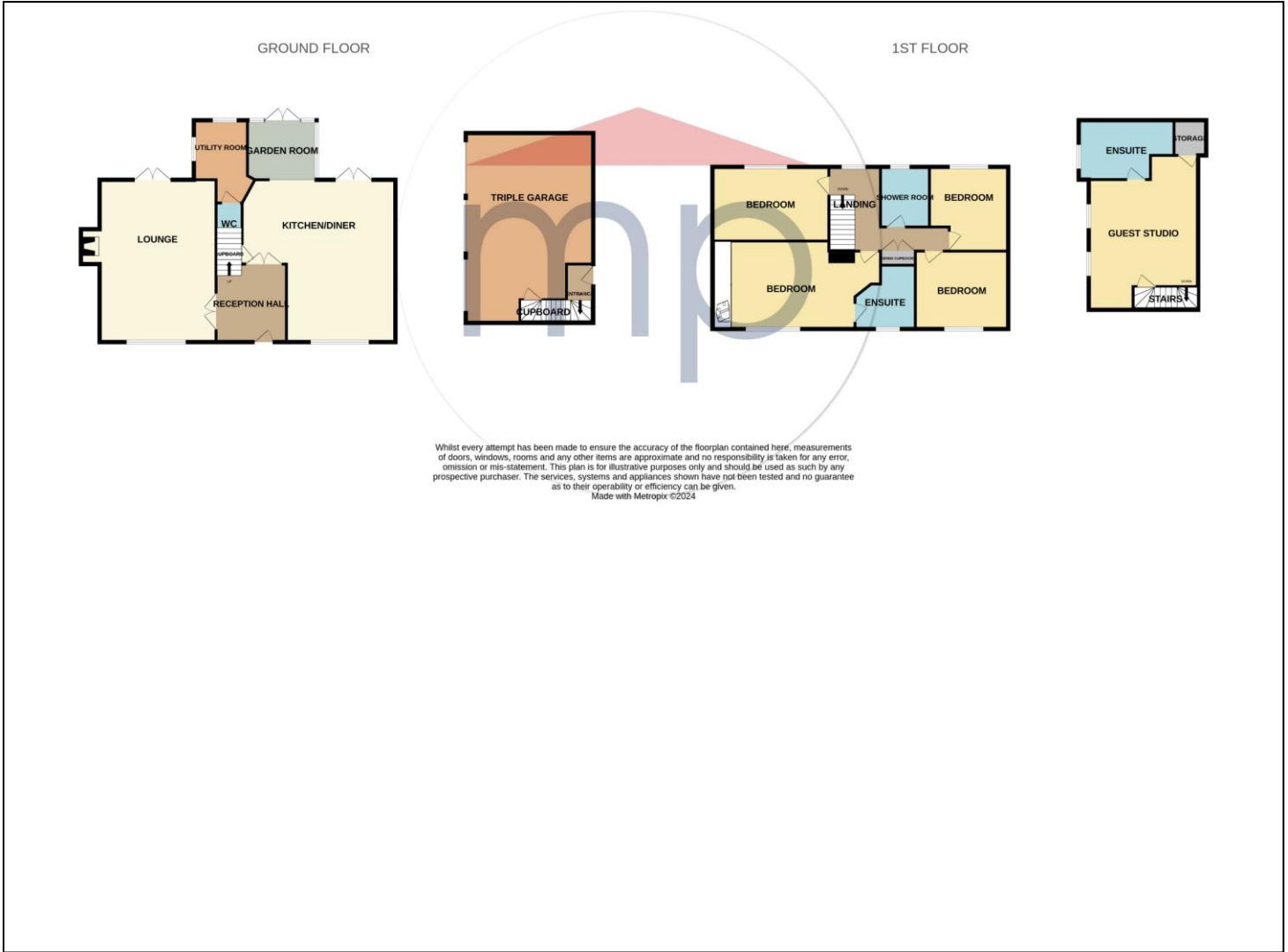


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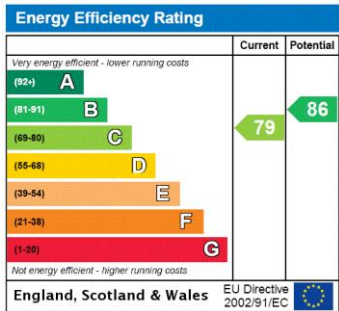


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