

# OXBRIDGE LANE, OXBRIDGE, STOCKTON-ON-TEES, TS18 4HW



- ▲ Imposing Four Double Bedroom Victorian Semi Detached
- ▲ Large Plot with a Southerly Facing Rear Garden
- ▲ Fabulous 27ft Open Plan Kitchen/Family Room

- ▲ Two Reception Rooms & Two Bath/Shower Rooms
- ▲ Double Detached Garage & Dual Access Driveway
- ▲ Stunning Period Features
- ▲ Gas Central Heating with Viessmann Boiler

**£550,000**

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This Victorian semi-detached with over 2,100 sq. ft of living space has been tastefully renovated with an imaginative blend of period and contemporary styling that works magnificently well throughout this fantastic home.

Set on a large plot with the rear garden having a southerly facing aspect, it has just about everything a family would want with four large double bedrooms, two shower/bathrooms, two reception rooms and 27ft open plan kitchen family area to the rear of the property.

Comprising entrance hall, hall, 17ft lounge, dining room, open plan family room/kitchen with a range of modern Shaker design units, utility room and WC on the ground floor. The first floor has a landing, two double bedrooms (bedroom one with access to the balcony) and shower room. The second floor has two further double bedrooms and bathroom with fabulous suite with freestanding claw foot bath bathtub. Outside there is a large dual gated access driveway with detached double garage with storage which could be turned into a summer room. A southerly facing rear garden with large Indian flagstone patio area, lawned area, a mixture of mature trees and is not directly overlooked to the rear.

Multiple features include underfloor heating to the family/kitchen area, cast iron fireplaces in all but one bedroom along with the two reception rooms. Gas central heating with Viessmann boiler, oak internal doors, and sash windows to name a few.

**GROUND FLOOR**

**ENTRANCE HALL - 3.66m x 1.42m (12' x 4'8")**

Composite entrance door with glass inlay, mosaic tiled floor, built-in shelves, and coat rack.

**HALL - 6.15m x 2.06m (20'2" x 6'9")**

Stripped wood flooring, spindled banister with oak handrail and staircase to the first floor.

**LOUNGE - 5.26m (17'3") into bay window x 4.04m (13'3") into alcove**

With stripped oak flooring, cast iron radiator, bay window and living flame cast iron open fire with pictorial tiled hearth and feature surround.

**DINING ROOM - 4.8m (15'9") (max) into alcove x 4.3m (14'1")**

With stripped oak flooring, cast iron radiator, cast iron open fire with pictorial insert and slate hearth in feature decorative surround and composite door to the southerly facing garden.

**OPEN PLAN KITCHEN/FAMILY AREA - 8.36m x 7.24m (27'5" x 23'9")**

**KITCHEN AREA - 4.34m x 3.2m (14'3" x 10'6")**

Fitted with modern shaker design wall, drawer, and floor units, complementary granite work surface, slot in range cooker with glass splashback and black electric extractor hood over, ceramic Belfast sink with mixer tap over, integrated dishwasher, space for an American style fridge freezer and plumbing for washing machine. LED downlights and Karndean flooring with under floor heating with separate thermostat heating control.

**TO VIEW: Tel: 01642 355000**

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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## **FAMILY AREA - 7.24m (max) x 4.85m (23'9" (max) x 15'11")**

23'9" (max) x 15'11"

Very much the heart of the home and featuring shaker design wall, drawer, and floor units with central island breakfast bar, Karndeian flooring with under floor heating, two sets of UPVC French doors open to the southerly facing rear garden, exposed oak beams, and four Velux windows.

## **UTILITY AREA - 1.52m x 0.86m (5' x 2'10")**

With work surface, plumbing for a dryer and Karndeian flooring.

**WC** - Fitted with a white two-piece suite comprising wash hand basin with pictorial tiled splashback, WC and Karndeian flooring.

## **FIRST FLOOR**

**LANDING** - With oak spindles and banister and stairs to the second floor.

## **BEDROOM ONE - 4.27m (14') into alcove x 4.3m (14'1")**

With exposed solid oak flooring, cast iron radiator, and UPVC door opening to the balcony area.

## **BEDROOM TWO - 4.27m x 4.34m (14' x 14'3")**

With exposed solid oak flooring, cast iron radiator and cast-iron feature fireplace with oak surround, pictorial insert, and exposed brick chimney breast.

**SHOWER ROOM** - Fitted with a modern three-piece suite comprising double walk-in shower with glass shower screen and drench showerhead over, WC with Victorian cistern above, wash hand basin with splashback and tiled flooring.

## **SECOND FLOOR**

**LANDING AREA** - With oak topped banister rail and spindles and large deep storage cupboard.

With radiator and feature cast iron fireplace with granite hearth, pictorial insert, and oak surround.

## **BEDROOM FOUR - 4.32m (14'2") into alcove x 3.12m (10'3")**

With cast iron fireplace in surround and radiator.

**BATHROOM** - Fitted with a stylish three-piece suite comprising claw foot freestanding bathtub with shower attachment and mixer tap, wash hand basin with tiled splashback, WC, exposed solid wood flooring, and cast-iron radiator.

## **EXTERNALLY**

To the front there is a dual aspect entrance and exit with two sets of wrought iron gates providing an 'in and out' driveway with mature bush and flower borders, and an EV charging point.

**DOUBLE DETACHED GARAGE** - The block paved driveway leads to a large double detached garage with two electric up and over doors and access to further storage which has been part converted into a bar area with UPVC French doors to the rear garden. This could be turned into a summer room.

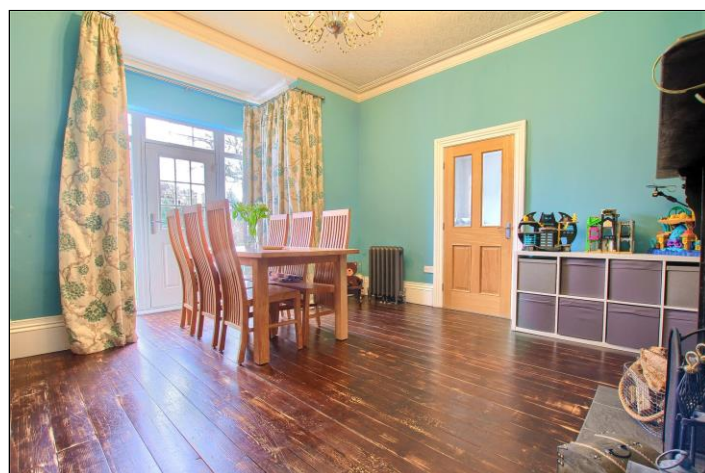
**REAR GARDEN** - Large southerly facing rear garden with Indian flagstone patio area, lawn, outside power points and tap and there is an array of mature trees with bush and flower sleeper borders offering further privacy as the property is not directly overlooked to the rear.

**AGENTS REF:** - MH/LS/STO240092/06032024

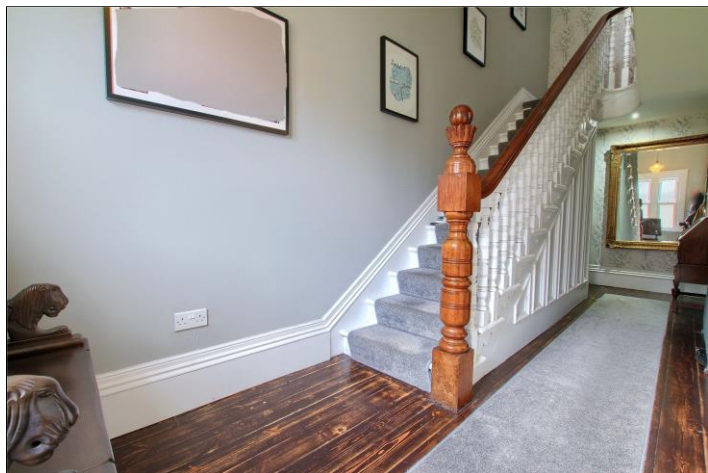
**Council Tax Band:** D      **Tenure:** Freehold

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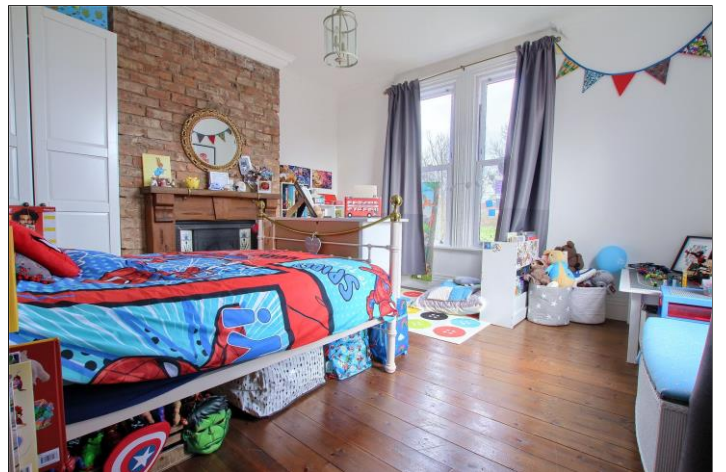
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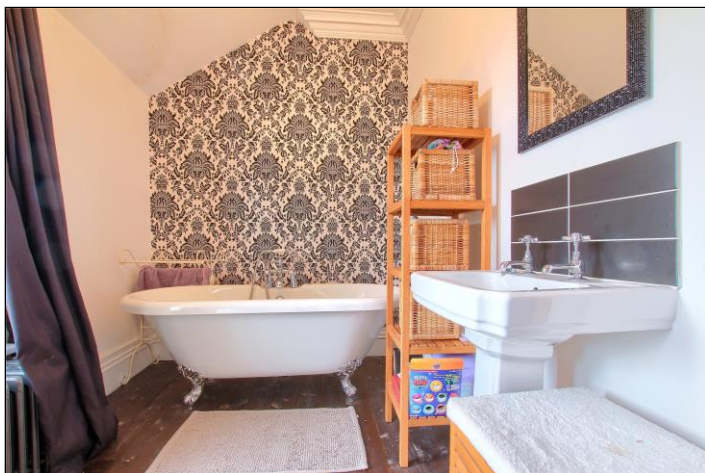
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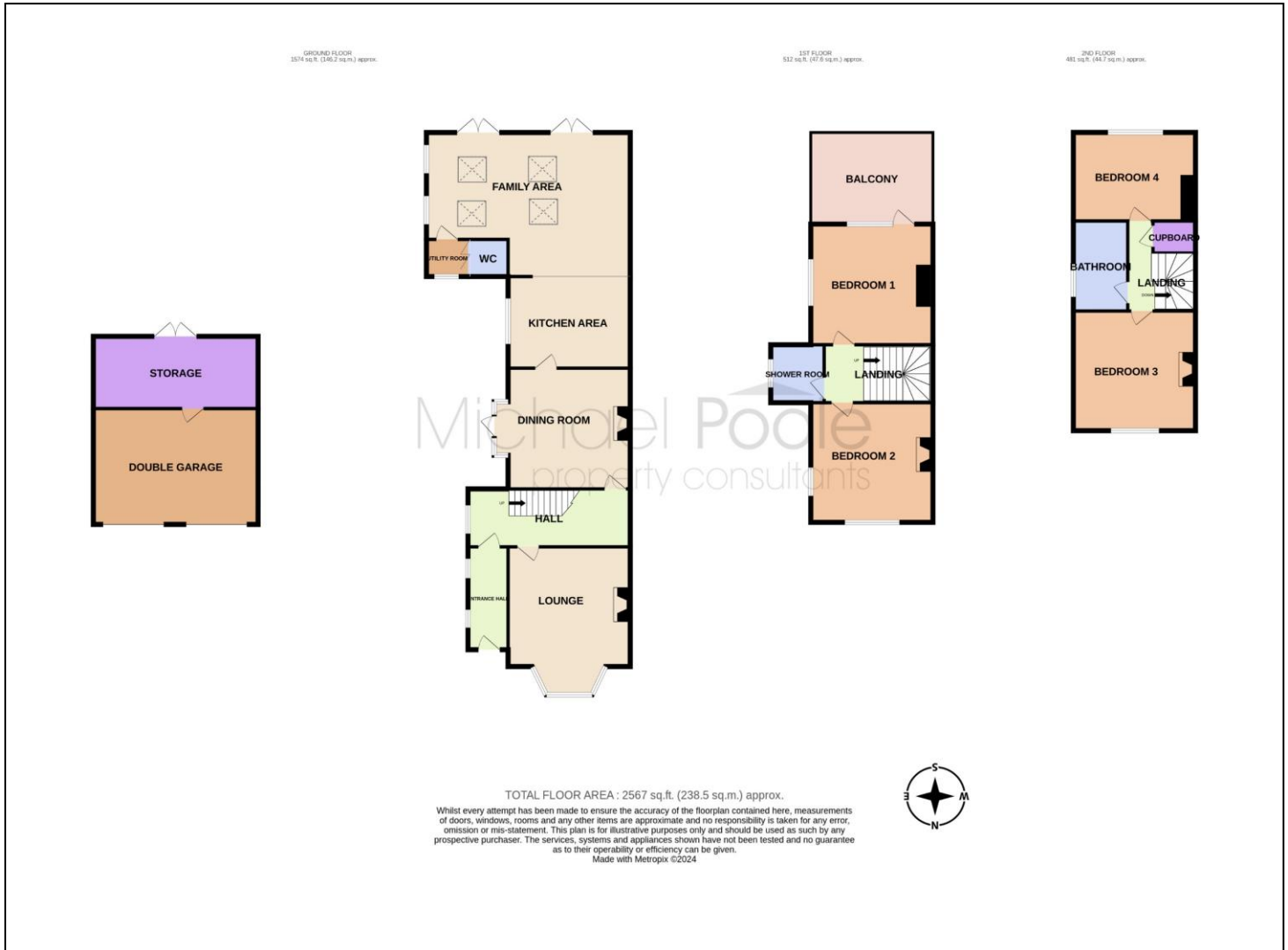


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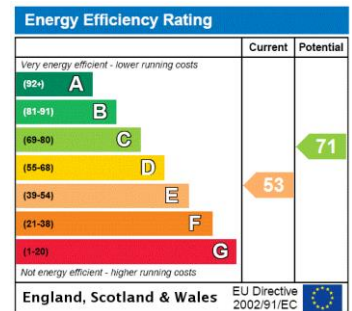


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