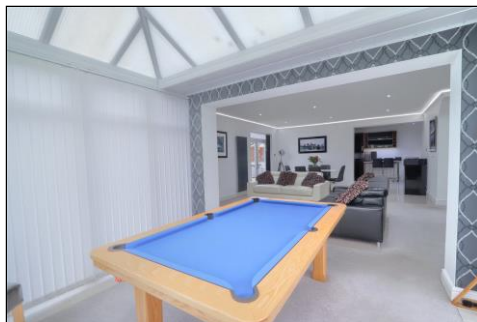


# OAKTREE GROVE, HARTBURN, STOCKTON-ON-TEES, TS18 5NG



- ▲ Exceptional & Beautifully Presented Interior
- ▲ Beautiful Open Plan Living/Dining Room & Breakfast Kitchen
- ▲ Five Double Bedrooms, Bathroom, Shower Room, WC & En-Suite
- ▲ Perfect for Large Families or Co-Habiting Relatives
- ▲ Ground & First Floor Living Accommodation
- ▲ Private Wraparound Gardens, Bar/Entertaining Area with Wood Fired Hot Tub
- ▲ Two Separate Drives, Two Garages & Heaps of Parking

**£495,000**

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Unashamedly opulent! A magnificent example of an individual family residence sitting very privately on the western fringe of Hartburn. The generous interior is of the highest order which would suit large families or co-habiting families and is even further enhanced by wraparound gardens, a pub, and two separate drives and two garages!

The accommodation flows in brief, reception hall, open plan, living/dining room, breakfast kitchen, conservatory, utility, three double ground floor bedrooms, bathroom, and shower room.

To the first floor has a gallery landing, WC, two double bedrooms and en-suite.

Externally there are very private wraparound gardens, two driveways and two garages, a bar with covered entertaining area, lighting, heater, and wood fired hot tub.

## **GROUND FLOOR**

**ENTRANCE HALL** - Double glazed entrance door to entrance hall with fitted welcome mat, half tiled floor and fitted carpet, staircase to the first floor, single radiator, and built-in cupboards.

## **LOUNGE/DINER - 6.2m (20'4") x 6.2m (20'4") increasing to 9.45m (31') into Conservatory**

With large format tiled floor to dining area leading into the open plan kitchen, spotlights, and recess lighting, two vertical modern composite coloured radiators, under stairs cupboard, and double glazed French doors to the rear aspect.

## **OPEN PLAN KITCHEN BREAKFAST ROOM - 5.8m x 2.95m (19' x 9'8")**

With double glazed window to the front and rear aspects, spotlights to ceiling, large format tiled floor, twin radiator, breakfast bar, high gloss fitted kitchen units with complementary worktops incorporating a stainless steel one and a half bowl sink with mixer tap, electric point for cooker with splashback and overhead extractor hood, integrated dishwasher, and space for American style fridge freezer.

**UTILITY LOBBY** - With double glazed door to the rear aspect, wall mounted combi boiler, plumbing for washing machine, space for dryer and access to the ground floor shower room.

**GROUND FLOOR SHOWER ROOM** - Comprising low level WC, pedestal wash hand basin, bidet, shower cubicle, tiled walls, and single radiator.

**TO VIEW:** Tel: 01642 355000

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

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## **GROUND FLOOR BEDROOM THREE - 3.78m x 2.87m (12'5" x 9'5")**

With cantilevered double glazed window to the front aspect and single radiator.

## **GROUND FLOOR BEDROOM FOUR - 3.1m x 2.74m (10'2" x 9')**

With cantilevered double glazed bay window to the front aspect and twin radiator.

## **GROUND FLOOR BEDROOM FIVE - 2.34m x 2.87m (7'8" x 9'5")**

With cantilevered double glazed bay window to the front aspect and single radiator.

**GROUND FLOOR BATHROOM** - With double glazed window to the front aspect, two seater side panelled bath, floating style vanity wash hand basin, low level WC, chrome heated towel rail, large format tiled floor and tiled walls.

## **FIRST FLOOR**

## **HALF GALLERIED LANDING - 3.73m x 3.68m (12'3" x 12'1")**

With double glazed window to the front aspect, twin radiator, and spotlights to ceiling.

**FIRST FLOOR WC** - With low level WC and wash hand basin.

## **BEDROOM ONE - 4.78m x 3.66m (15'8" x 12')**

With double glazed window to the front aspect, twin radiator, and spotlights to ceiling.

**EN-SUITE SHOWER ROOM** - With vanity wash hand basin, low level WC, shower cubicle and single radiator.

## **BEDROOM TWO - 3.68m x 3.78m (12'1" x 12'5")**

With double glazed window to the front aspect and twin radiator.

## **EXTERNALLY**

Externally the property is sat on a large private plot with two garages and two driveways and a lawned garden enclosed with hedging, fruit trees and patio. To the rear and side there is an enclosed entertainment area and bar with seating, heating, lighting, and a wood fired hot tub.

**AGENTS REF:** - LJ/LS/STO240195/26032024

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

**TO VIEW:** Contact our Stockton office on  
Tel: 01642 355000





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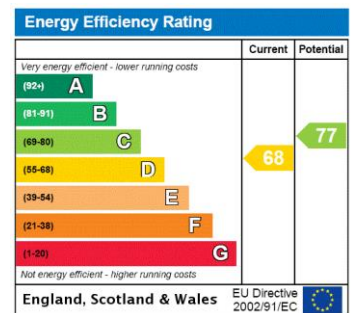


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**TO VIEW:** Contact our Stockton Office on Tel: **01 642 355000**  
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