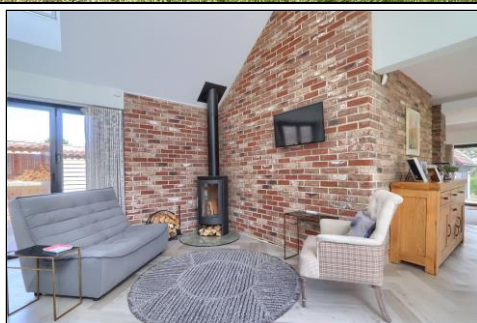


# NOOSA, WHITTON VILLAGE, STOCKTON-ON-TEES, TS21 1LQ



- ▲ Exceptional & Beautifully Presented Interior
- ▲ Stunning Open Plan Living/Dining Room & Breakfast Kitchen
- ▲ Solid Fuel Stove & Bi-fold Doors
- ▲ Four Bedrooms, En-Suite Bathroom, Shower Room & WC
- ▲ Perfect for Large Families or Co-Habiting Relatives

- ▲ Ground & First Floor Living Accommodation
- ▲ Private Entertaining & Large Front Garden
- ▲ Heaps of Parking & Turning Space
- ▲ Detached Double Garage with Accommodation Above

**£550,000**

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A magnificent example of an individually designed family residence sitting beautifully on the southern fringe of Whitton Village. The generous interior is of the highest order which would suit large families or co-habiting families and is even further enhanced by leafy surroundings and large Canadian style sliding doors which allow natural light to flood the home.

The accommodation flows in brief, reception hall with vaulted ceiling, open to living room, dining area, kitchen/family room, sitting room with home office, laundry, WC, ground floor bedroom and ensuite bathroom. To the first floor is a half-gallery landing, three bedrooms and shower room.

Externally the large front garden has generous block paved parking with turning space and a detached double garage with accommodation above which is accessed from a wrought iron staircase leading from an enclosed courtyard. A front patio with attractive wrought iron fencing leads round to a fire pit and to the rear there are two private entertaining areas, ideal for those who enjoy alfresco dining.

#### **GROUND FLOOR**

##### **RECEPTION HALL - 3.18m x 4.06m (10'5" x 13'4")**

Entrance door to reception hall with solid oak staircase to the first floor with half gallery landing and open through to living area and superb kitchen/dining room/family room with vaulted ceiling.

##### **LIVING AREA - 5.61m x 4.5m (max) (18'5" x 14'9" (max))**

With sliding double glazed door to the front aspect and inglenook style fireplace with electric stove.

##### **KITCHEN/DINING ROOM/FAMILY ROOM - 8.4m x 6.55m (max) (27'7" x 21'6" (max))**

Vaulted ceiling with inset lighting, Karndean flooring, Velux window lights to the side aspects, bi-folding doors to two outside entertainment areas, central island with granite top and dual contrasting newly fitted kitchen with shaker style doors and brass handles, inset stainless steel sink and mixer tap with instant hot water, integrated dishwasher, pull out bin, two high level ovens, larder units, integrated full height fridge and integrated full height freezer, wine racks, solid fuel stove and double doors to the sitting room.

##### **SITTING ROOM - 3.07m x 2.67m (10'1" x 8'9")**

With sliding patio door to the rear garden and open to home office.

##### **HOME OFFICE - 1.68m x 3.4m (max) (5'6" x 11'2" (max))**

With Velux window to the rear aspect and sliding door to the front aspect.

**LOBBY** - Leading to a double cloak cupboard, utility, ground floor cloakroom/WC and ground floor bedroom with en-suite.

**UTILITY/LAUNDRY** - Housing the hot water and heating systems, plumbing for washing machine, and space for dryer.

**TO VIEW:** Tel: 01642 355000

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

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**CLOAKROOM/WC** - Comprising vanity unit with cabinet below and low level WC.

**GROUND FLOOR BEDROOM - 4.06m (13'4") x 3.7m (12'2") to front of wardrobes**

With sliding patio door to the front aspect and modern fitted wardrobes.

**EN-SUITE BATHROOM** - With double glazed window to the rear aspect, large sunken bath, low level WC, floating style vanity unit, fitted cabinets, large shower enclosure with drench style shower and shower attachment, heated towel rail, tiling to walls and laminate flooring.

## FIRST FLOOR

**HALF GALLERY LANDING** - With access to loft, bedrooms, and bathroom.

**BEDROOM TWO - 4.65m x 3.35m (15'3" x 11')**

With half vaulted ceiling, Velux window to the front aspect, and two sets of walk-in wardrobes.

**BEDROOM THREE - 3.35m x 2.34m (11' x 7'8")**

With half vaulted ceiling, two Velux window lights to the rear aspect and loft access.

**BEDROOM FOUR - 3.18m x 2.6m (max) (10'5" x 8'6" (max))**

With half vaulted ceiling, and Velux window light to the front aspect.

**SHOWER ROOM** - Comprising double shower enclosure, Velux window to the rear aspect, vanity unit with cabinet below, low level WC with hidden cistern, built-in cupboard and tiled walls.

## EXTERNALLY

**GARDENS & DOUBLE GARAGE** - Externally the large front garden has generous block paved parking with turning space and a detached double garage with accommodation above which is accessed from a wrought iron staircase leading from an enclosed courtyard. A front patio with attractive wrought iron fencing leads round to a fire pit and to the rear there are two private entertaining areas, ideal for those who enjoy alfresco dining.

Mains Utilities  
Warm Air Heating  
Mains Sewerage  
No Known Flooding Risk  
No Known Legal Obligations  
Standard Broadband & Mobile Signal  
No Known Rights of Way

**AGENTS REF:** - LJ/LS/STO240256/16042024

**Council Tax Band:** G      **Tenure:** Freehold

**TO VIEW:** Contact our Stockton office on

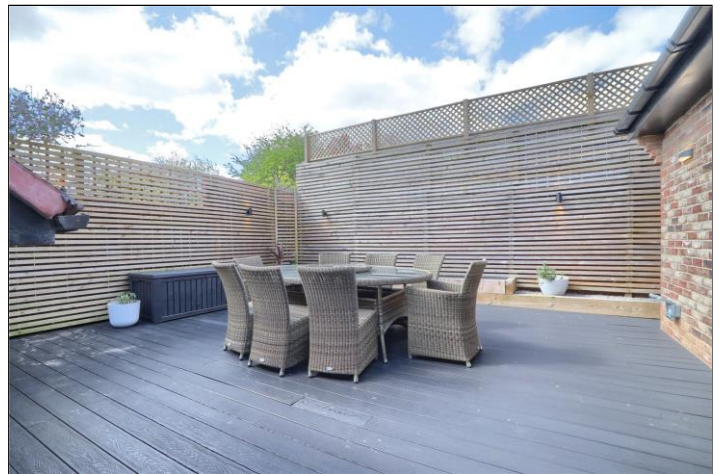
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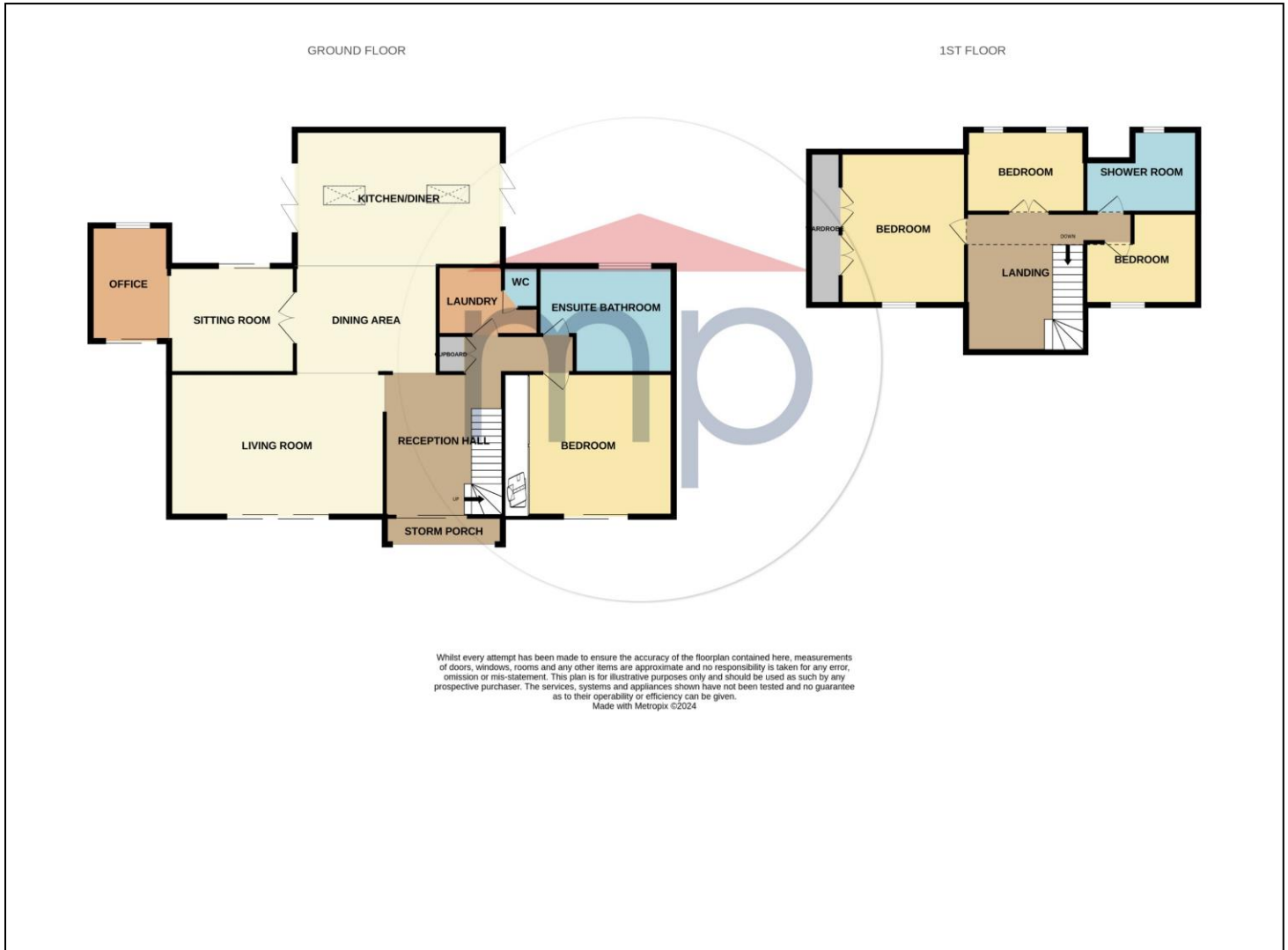


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	28	43
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



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