

BATTERSBY GREEN, CARLTON, STOCKTON-ON-TEES, TS21 1PN

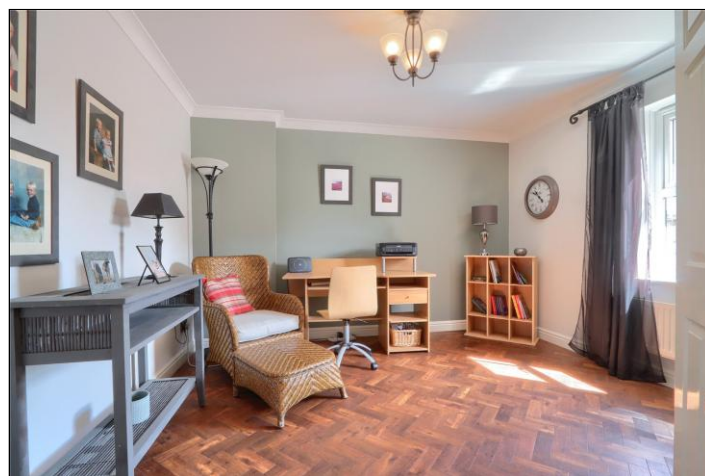


- ▲ Executive Detached Residence with Five Bedrooms
- ▲ Family Bathroom & Two En-Suite Shower Rooms
- ▲ 24ft x 18ft Snooker Room (Could Easily Provide Further Bedrooms If Required)
- ▲ Three Reception Rooms & Conservatory
- ▲ 33ft x 12ft Kitchen/Dining Room
- ▲ Parquet Style Karndean Flooring
- ▲ Private Southwest Corner Plot with Countryside Views
- ▲ Lots of Family Parking, 1.5 Size Garage & EV Charger
- ▲ No Onward Chain

£495,000

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This exceptional large family home is nestled into a private corner, on the southwest fringe of Battersby Green in Carlton village and has open countryside views.

This beautifully tasteful home is perfect for families of all ages, there are reception rooms, bedrooms and bathrooms enough for enjoying each other's company and having that all important space for privacy when needed. The accommodation is sufficient to provide multi-generational families if required.

In brief the accommodation is, porch, WC, reception hall, lounge, office/snug, sitting room, large kitchen/dining room, utility and conservatory on the ground floor. The first floor is as follows, landing, four double bedrooms, en-suite, family bathroom and snooker room. To the top floor is a lovely double bedroom and 2nd en-suite.

Externally there is a shaped lawn and large block paved drive which can easily host a number of vehicles, 1.5 sized garage with automatic door and EV Charger.

The rear garden is just the right size, with a leafy backdrop and Southwest facing Countryside views, a number of seating areas, lawn and wildflower borders.

GROUND FLOOR

ENTRANCE PORCH - Double glazed composite entrance door to entrance porch with single radiator, double glazed window to the front aspect, Karndean flooring and inner glazed door to reception hall.

RECEPTION HALL - With cupboard stairs, staircase to the first floor, single radiator and continuation of the Karndean Parquet style flooring.

CLOAKROOM/WC - With double glazed window to the front aspect, low level WC, wash hand basin, single radiator and Karndean Parquet style flooring.

LOUNGE - 7.42m x 3.8m (24'4" x 12'6")

With double glazed window to the front aspect, double glazed French doors to the rear garden, Karndean Parquet style flooring, two twin radiators, and stone fire surround with matching back and hearth and living flame gas fire.

SITTING ROOM/SNUG/HOME OFFICE - 3.58m x 3.18m (11'9" x 10'5")

With double glazed window to the front aspect, single radiator and Karndean Parquet style flooring.

KITCHEN DINER - 10.1m x 3.66m (max) (33'2" x 12' (max))

With Karndean Parquet style flooring, large radiator, double glazed French doors to the conservatory and double glazed French doors to the rear garden. Shaker style fitted kitchen in ivory with granite worktops including a central island, pull out corner units, integrated double fridge, integrated freezer, integrated dishwasher, Belfast sink with routed drainer, range cooker with hood, glass display units, space for fitted microwave, two sets of integrated bins and double glazed windows to the rear and side aspects.

TO VIEW: Tel: 01642 355000

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

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LIVING ROOM - 3.18m x 2.34m (10'5" x 7'8")

With two double glazed windows to the front aspect, two single radiators and Karndean Parquet style flooring.

UTILITY - With double glazed door to the rear aspect, single radiator, wall and drawer units, stainless steel sink and drainer unit, plumbing for washing machine, space for dryer, and wall mounted Worcester boiler.

CONSERVATORY - 4.01m x 3.25m (13'2" x 10'8")

With Karndean flooring, ceiling light/fan unit, double glazed windows and French doors to the rear garden.

FIRST FLOOR

LANDING - With loft access, stairs to the second floor and store cupboard under stairs.

BEDROOM ONE - 3.7m x 3.86m (12'2" x 12'8")

With double glazed windows to the side and rear aspects and single radiator.

EN-SUITE SHOWER ROOM - With double glazed window to the rear aspect, low level WC, pedestal wash hand basin, corner shower cubicle, single radiator, extractor fan and tiled splashbacks.

BEDROOM TWO - 3.76m x 2.9m (12'4" x 9'6")

to front of wardrobe and including dressing table
With double glazed window to the rear aspect, single radiator, fitted wardrobes and dressing table.

BEDROOM THREE - 3.58m (11'9") x 2.92m (9'7") to rear of wardrobes

With double glazed window to the front aspect, single radiator and fitted wardrobes.

BEDROOM FOUR - 4.2m (13'9") x 2.18m (7'2") to rear of wardrobes

With double glazed window to the front aspect, single radiator, fitted wardrobes and dressing table.

SNOOKER ROOM - 7.31m x 5.48m (24' x 18')

With two double glazed windows to the front aspect, two double glazed windows to the rear aspect, and four single radiators. This room could remain as a snooker room or easily converted into two further double bedrooms and potentially en-suites.

SECOND FLOOR

BEDROOM FIVE - 3.25m x 4.2m (10'8" x 13'9")

With two Velux windows to the rear aspect and storage to eaves.

EN-SUITE - With double shower cubicle, low level WC, pedestal wash hand basin, extractor fan and tiled splashbacks.

BATHROOM - 2.9m x 2.16m (9'6" x 7'1")

With Travertine style tiled walls and floor, spotlights to ceiling, extractor fan, double glazed window to the front aspect, chrome heated towel rail, vanity unit with cabinet below, low level WC with hidden cistern, corner shower enclosure and tow seater spa bath.

EXTERNALLY

GARDENS, PARKING & GARAGE - Externally there is a shaped lawn and large block paved drive which can easily host a number of vehicles, 1.5 sized garage with automatic door and EV Charger.

The rear garden is just the right size, with a leafy backdrop and Southwest facing Countryside views, a number of seating areas, lawn and wildflower borders.

AGENTS REF: - LJ/LS/STO240383/20062024

Council Tax Band: G

Tenure: Freehold

TO VIEW: Contact our Stockton office on

Tel: **01642 355000**

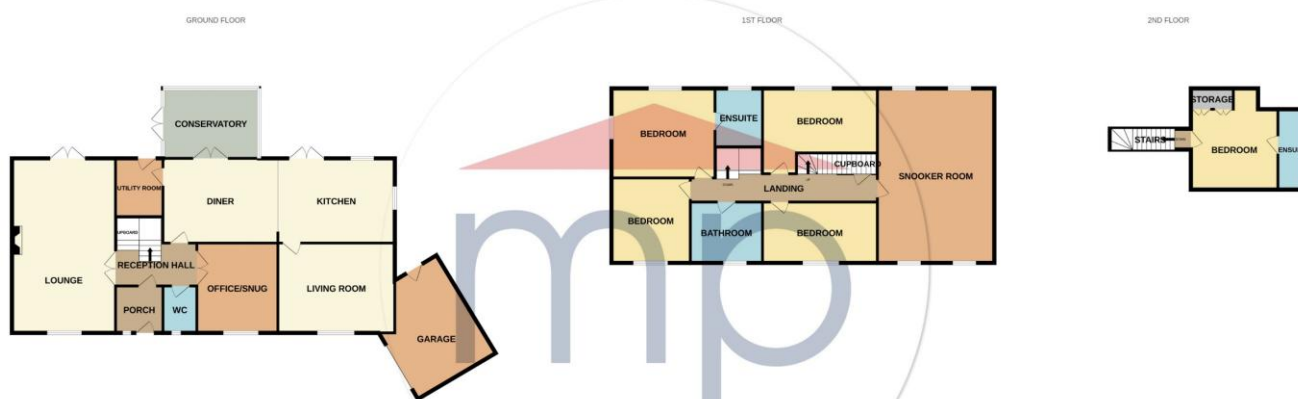


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	80	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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