

LEONARD ROPNER DRIVE, FAIRFIELD, STOCKTON-ON-TEES, TS19 7QQ



- ▲ Save a Potential £6,250 Stamp Duty by Completing by 31st March 2025
- ▲ An Exquisitely Lovely Three Bedroom Detached Bungalow
- ▲ South/West Private Rear Garden
- ▲ Double Garage with Automatic Door & Utilities

- ▲ Large Double Drive
- ▲ Owned Solar Panels
- ▲ Upgraded Kitchen & Bathroom
- ▲ Double Glazed Windows & Exterior Doors
- ▲ Central Heating with Combi Boiler

£315,000

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Exquisitely lovely bungalows should always be viewed swiftly and this three bedroom detached 'Leonard Ropner Park' example is no exception. It sits beautifully on a generous private garden plot and packs a mightily impressive 'kerb appeal' punch.

This is a very tasteful, well organised and spotlessly clean home which comprises briefly porch, reception hall, kitchen, large lounge/diner, conservatory, bathroom and three double bedrooms.

Externally there is a front lawned garden with a generous driveway (ideal for motorhome/caravan) which leads to a double garage with automatic door. The rear garden is very well cared for and has a patio, greenhouse, lawn and beautifully stocked borders which provide a great deal of privacy.

GROUND FLOOR

ENTRANCE PORCH - Double glazed entrance door with side light to entrance porch with tiled flooring and inner door to entrance hall.

ENTRANCE HALL - With engineered flooring, single radiator, loft access with pull down ladder and large cloak cupboard.



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LOUNGE/DINER - 5.49m x 3.35m (18' x 11')

With double glazed patio door to conservatory, double glazed arched window to the side aspect, engineered flooring, wooden Adam style fireplace with marble back and hearth and electric fire, single radiator and twin radiator.

KITCHEN - 2.64m x 3.73m (8'8" x 12'3")

With engineered flooring, double glazed window to the side aspect, newly installed high gloss fitted kitchen with composite work-surfaces, high level electric oven and combination oven, electric hob with glass splashback and overhead hood, asterite one and a half bowl sink and drainer unit with mixer tap, integrated dishwasher and integrated fridge freezer. Courtesy door to the double garage.

CONSERVATORY - 3.18m x 3.23m (max) (10'5" x 10'7" (max))

With tiled flooring, twin radiator and electric radiator, double glazed windows and French doors open to the rear garden.

BEDROOM ONE - 3.73m (12'3") x 2.67m (8'9") to front of wardrobes

With double glazed window to the front aspect, single radiator, and bespoke mirror fronted sliding door fitted wardrobes with shelving and drawer units.

BEDROOM TWO - 3.15m (10'4") x 2.6m (8'6") to rear of wardrobes

With double glazed window to the front aspect, twin radiator and fitted wardrobes with overhead storage, bedside tables and drawer units.

BEDROOM THREE - 2.77m x 2.6m (9'1" x 8'6")

With double glazed window to the front aspect, single radiator and engineered flooring.

BATHROOM - White suite comprising bath with shower over, wash hand basin and WC.

EXTERNALLY

GARDENS & DOUBLE GARAGE - Externally there is a front lawned garden with a generous driveway (ideal for motorhome/caravan) which leads to a double garage with automatic door. The rear garden is very well cared for and has a patio, greenhouse, lawn and beautifully stocked borders which provide a great deal of privacy.

AGENTS REF: - LJ/LS/STO240552/04102024

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

TO VIEW: Contact our Stockton office on

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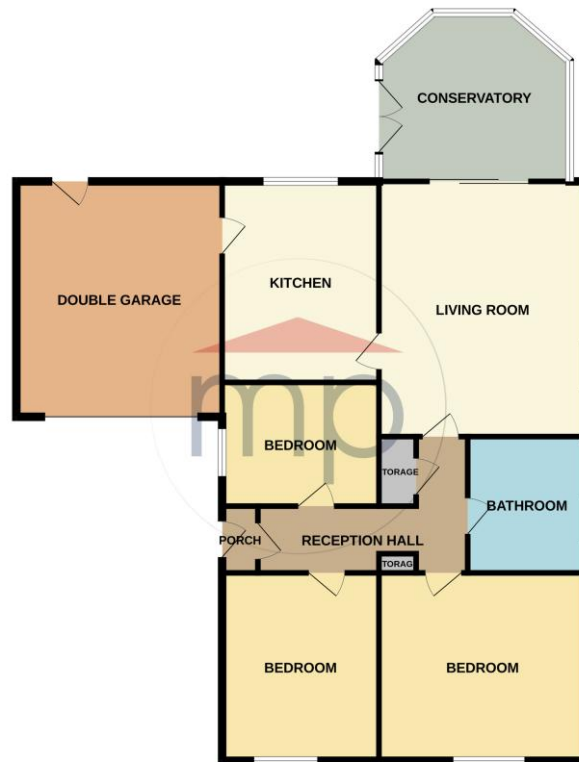


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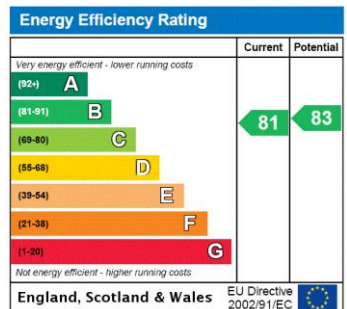
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GROUND FLOOR



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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