

## FAIRVIEW, LONG NEWTON, STOCKTON-ON-TEES, TS21 1PQ



- ▲ A Deceptively Spacious Four Bedroom Detached Family/Executive Residence
- ▲ Set Within a Small Exclusive Cul-De-Sac in the Highly Regarded Village of Long Newton
- ▲ Kitchen with a Good Range of Fitted Units, Integrated Fridge, Dishwasher & Spacious Utility Room
- ▲ En-Suite Shower Room to the Main Bedroom

- ▲ Nicely Presented Low Maintenance Gardens & Large Garage
- ▲ Gas Central Heating, Double Glazing & Security System
- ▲ Desirable Village with a Popular Junior School & Allowing Convenient Commuting to Yarm, Darlington & Middlesbrough

**£380,000**

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A deceptively spacious four-bedroom detached family/executive residence set within a small exclusive cul-de-sac in the highly regarded village of long newton and backing onto south facing countryside.

### **GROUND FLOOR**

**ENTRANCE HALL** - Double glazed entrance door to entrance hall with engineered flooring.

**CLOAKROOM/WC** - With double glazed window to the front aspect, low level WC, vanity unit with cabinet below, single radiator and store cupboard.

**INNER HALL** - With staircase to the first floor, single radiator, and engineered flooring.

**LOUNGE/DINER** - 7.8m (25'7") x 3.28m (10'9") (max) excluding bay

With double glazed bay window to the front aspect, two twin radiators, single radiator, double glazed French doors with side lights to rear garden and marble fireplace with electric fire, inset lighting and matching back and hearth.

**BREAKFAST KITCHEN** - 3.1m x 4.9m (10'2" x 16'1")

With double glazed window to the rear aspect, door to the utility, spotlights to ceiling, and twin radiator. Shaker style solid wood fitted kitchen with complementary worktops and incorporating a ceramic one and a half bowl sink and drainer unit with mixer top, five ring gas hob with extractor hood over, integrated dishwasher and fridge, high level electric oven, vegetable rack, wine rack, two glass display units and tiled splashbacks.

**UTILITY** - 2.6m x 2.46m (8'6" x 8'1")

With double glazed window to the rear aspect and door to the rear garden. Wall mounted boiler, ceramic sink and drainer unit with mixer tap, plumbing for washing machine, space for freezer, fitted wall and drawer units with complementary worktops and tiled splashbacks.

### **FIRST FLOOR**

**LANDING** - With airing cupboard and access to the bedrooms and bathroom.

**TO VIEW:** Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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### **BEDROOM ONE - 3.45m x 3.78m (11'4" x 12'5")**

With double glazed window to the front aspect, single radiator, laminate flooring, fitted wardrobes, and matching bedside cabinets.

**EN-SUITE** - Recently fitted with double glazed window to the front aspect, corner shower cubicle with extractor fan, chrome heated towel rail, engineered flooring, panelled walls and ceiling with spotlights, low level WC with hidden cistern, and vanity unit with cabinet below.

### **BEDROOM TWO - 3.18m x 2.57m (10'5" x 8'5")**

With double glazed window to the rear aspect, single radiator, laminate flooring and fitted wardrobes.

### **BEDROOM THREE - 2.6m x 2.67m (8'6" x 8'9")**

With double glazed window to the front aspect, built-in cupboard over stairs, laminate flooring and single radiator.

### **BEDROOM FOUR - 2.77m x 2.62m (max) (9'1" x 8'7" (max))**

With double glazed window to the rear aspect, single radiator, and laminate flooring.

**BATHROOM** - With double glazed window to the rear aspect, tiled walls and floor, single radiator, low level WC, pedestal wash hand basin, and side panelled bath with shower over and screen.

### **EXTERNALLY**

**PARKING & GARDENS** - Externally there very well kept low maintenance gardens with parking for a number of vehicles to the front, with the rear being very private, South facing and backing on to Countryside.

**AGENTS REF:** - LJ/LS/YAR230263/10082023

**Council Tax Band:** E      **Tenure:** Freehold

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

Tel: **01642 788878**



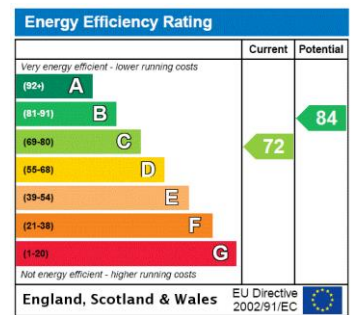
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