

FERGUSON WAY, REDMARSHALL, STOCKTON-ON-TEES, TS21 1FB



- ▲ Cul-De-Sac Position with Double Garage & Generous Parking
- ▲ Heaps of Natural Light
- ▲ Three Reception Rooms & Conservatory
- ▲ Four Double Bedrooms, En-Suite & Family Bathroom Room
- ▲ Large Breakfast Kitchen & Adjoining Utility Room Cloakroom
- ▲ Southwest Facing Private Garden with Countryside Views
- ▲ Close to Local Walks, Pubs, Eateries & Fishing Lakes

£500,000

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It is rare that such an impressive property comes to the market and in such a desirable location. This stunning detached home in Redmarshall is truly first class and awash with natural light!

The large private corner plot, countryside views, generous accommodation, en-suite, three receptions and conservatory, along with double garage, provide pretty much everything required for your forever family home – a genuine 10 out of 10!

In brief the accommodation flows; reception hall, cloakroom, office, lounge, dining room, conservatory, breakfast kitchen and utility. There are four double bedrooms, en-suite, and a family bathroom.

Externally the setting is stunning, being positioned to the rear corner in the cul-de-sac gives the advantage having a rear and side garden that faces southwest enjoying countryside views and is not overlooked. To the front is a lawned garden and treble block paved drive which leads to the double garage and provides enough space for a caravan or motor home. The rear and side gardens are a 'gardeners' delight, with a mini orchard, allotment, greenhouse, shaped lawns, and patio areas.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with side lights to entrance hall with engineered flooring, single radiator, staircase to the first floor and ground floor cloakroom/WC.

CLOAKROOM/WC - With pedestal wash hand basin, low level WC, single radiator, tiled floor and tiling to lower walls.

LIVING ROOM - 5.28m x 3.73m (max) (17'4" x 12'3" (max))
With double glazed window to the front and side aspects, engineered flooring, single radiator, twin radiator, marble fireplace with matching back and hearth and gas stove, and double doors to the dining room.

DINING ROOM - 3.1m x 3.35m (10'2" x 11')
With double glazed window to the side aspect, double glazed French doors to the conservatory, engineered flooring, and twin radiator.

KITCHEN DINER - 5.03m x 3.48m (16'6" x 11'5")
With double glazed window to the rear aspect, double glazed French doors to the conservatory, under stairs storage cupboard, Karndean flooring, twin radiator, tiled splashbacks, and a generous range of shaker style kitchen units with complementary granite effect worktops incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap. Plumbing for dishwasher, space for range cooker, overhead extractor hood, integrated fridge, wine rack, glass display units, plinth heater, and spotlights to ceiling.

TO VIEW: Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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UTILITY - 2.77m x 1.73m (9'1" x 5'8")

With double glazed window and door to the side aspect, continuation of shaker style kitchen units with complementary granite effect worktops, stainless steel sink and drainer unit, plumbing for washing machine, space for dryer, wall mounted Ideal Logic boiler, single radiator, Karndean flooring and tiled splashbacks.

HOME OFFICE - 3.53m x 2.36m (11'7" x 7'9")

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

CONSERVATORY - 3.15m x 5.33m (max) (10'4" x 17'6" (max))

With engineered flooring, twin radiator, ceiling fan, double glazed windows overlooking the side and rear garden and double glazed French doors.

FIRST FLOOR

HALF GALLERY LANDING - With loft access, store cupboard, airing cupboard and twin radiator.

MASTER BEDROOM - 3.73m x 4m (min) (12'3" x 13'1" (min))

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

EN-SUITE - With double glazed window to the side aspect, extractor fan, spotlights to ceiling, vanity unit with cabinet below, low level WC, double shower enclosure, twin radiator, tiled walls and floor and shaver point.

BEDROOM TWO - 3.84m (12'7") to front of wardrobes x 2.77m (9'1") excluding bay

With double glazed bay window to the front aspect, twin radiator, engineered flooring and fitted wardrobes.

BEDROOM THREE - 3.76m x 3.05m (max) (12'4" x 10' (max))

With double glazed window to the side and rear aspects, engineered flooring, single radiator, and built-in wardrobe.

BEDROOM FOUR - 3.8m x 2.26m (12'6" x 7'5")

With double glazed window to the rear aspect, single radiator, engineered flooring, and built-in wardrobe.

FAMILY BATHROOM - 2.29m x 2.18m (max) (7'6" x 7'2" (max))

With double glazed window to the side aspect, extractor fan, spotlights to ceiling, side panelled bath, pedestal wash hand basin, low level WC, shower cubicle, twin radiator, shaver point, tiling to lower walls and floor.

EXTERNALLY

GARDENS & DOUBLE GARAGE - Externally the setting is stunning, being positioned to the rear corner in the cul-de-sac gives the advantage having a rear and side garden that faces southwest enjoying countryside views and is not overlooked. To the front is a lawned garden and treble block paved drive which leads to the double garage and provides enough space for a caravan or motor home. The rear and side gardens are a `gardeners' delight, with a mini orchard, allotment, greenhouse, shaped lawns, and patio areas.

AGENTS REF: - LJ/LS/YAR230301/25092023

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

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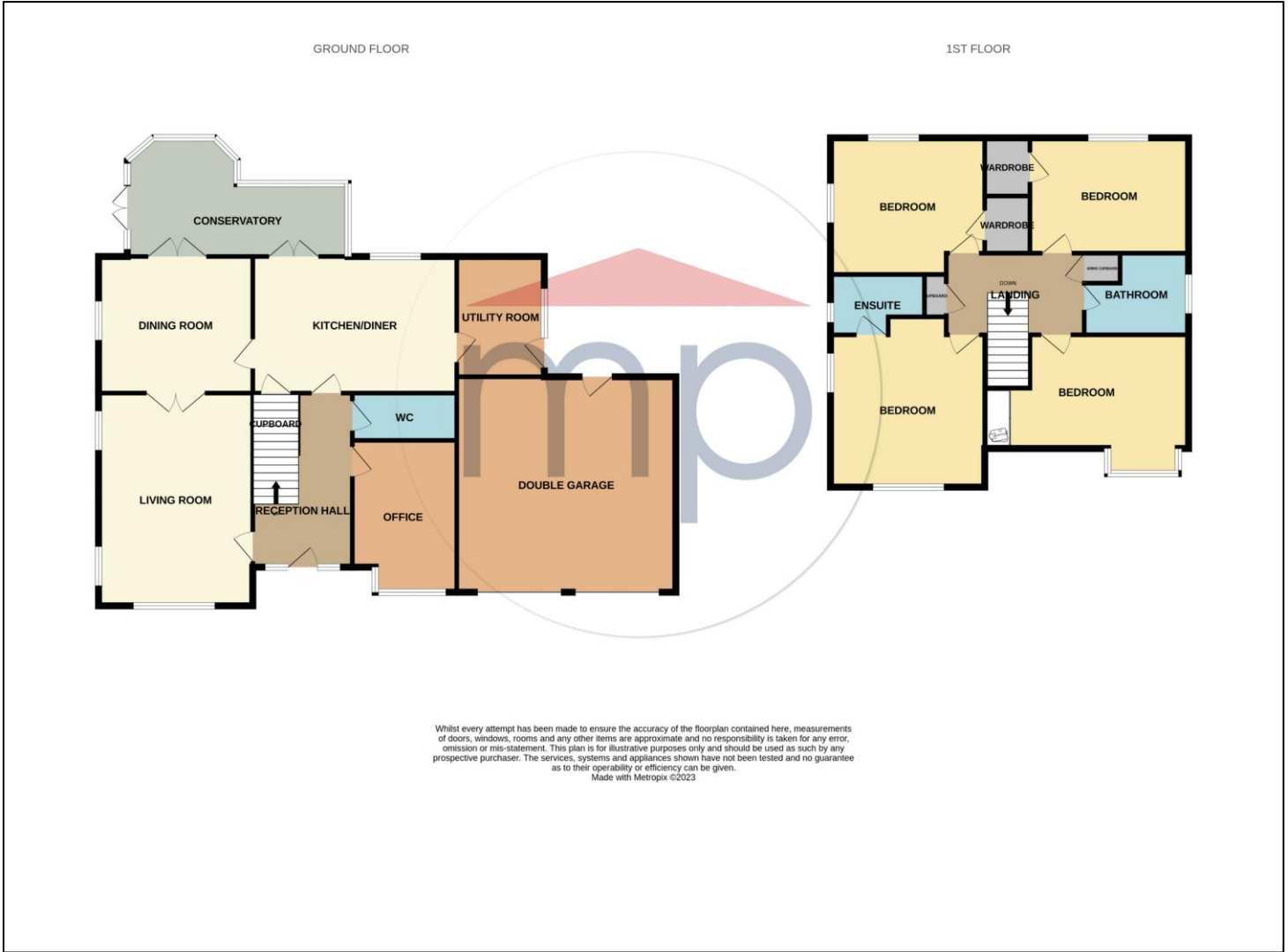


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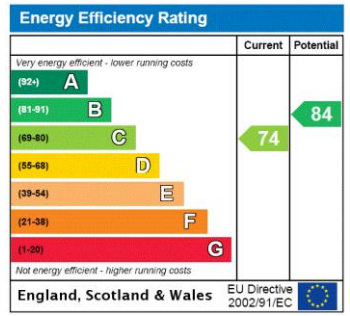
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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