



8 Bellerby Road

Hartburn, Stockton-On-Tees, TS18 5JN

£300,000



Exceptional Three Bedroom Dormer Bungalow | Over 1,500 Sq Ft | No Onward Chain

Offering over 1,500 sq ft of spacious and incredibly versatile accommodation, this impressive three bedroom dormer bungalow occupies a fantastic plot within one of Hartburn's most sought-after residential locations.

Offered for sale with the significant advantages of no onward chain and vacant possession, the property has clearly been extremely well cared for, with a long list of recent improvements and ongoing maintenance providing excellent reassurance for its next owners. Ready to move straight into, it also offers the perfect opportunity to modernise and personalise gradually over time.

Tucked away in a peaceful position with no passing traffic, the property combines generous proportions, excellent privacy and significant future potential – making it equally appealing to families, downsizers or buyers searching for a substantial home they can adapt to their own requirements.



An entrance porch opens into a welcoming hallway with useful built-in storage and provides access to the generously proportioned ground-floor accommodation.

The comfortable lounge is centred around an attractive feature fireplace, creating a warm and inviting principal reception room, while the adjoining dining area provides dedicated space for family meals and entertaining.

The quality fitted kitchen offers an excellent range of cabinetry, preparation space and integrated appliances, creating a practical and well-appointed heart of the home.

A particular advantage of the layout is the presence of two generous double bedrooms on the ground floor, both benefiting from fitted storage. This flexibility makes the property particularly attractive to buyers looking for predominantly single-level living, without sacrificing the additional space available upstairs.

A family bathroom completes the ground-floor accommodation.

Upstairs is a further well-proportioned third bedroom, together with substantial loft space offering exciting scope for further development. Subject to the necessary permissions and building regulations, there is potential to create additional accommodation and potentially introduce a further bathroom or en-suite – perhaps creating an impressive principal suite across the upper floor.

The property has also benefited from a number of valuable recent upgrades. A new boiler was installed approximately two years ago and has been serviced annually, while recently fitted blinds provide a smart finishing touch throughout.

Security has also been carefully considered, with a serviced alarm system providing additional peace of mind.

Externally, the property occupies a generous and highly private plot, with the spacious rear garden enjoying very little overlooking. A combination of lawn and patio seating areas provides plenty of space for outdoor dining, entertaining and relaxing.

Established fruit trees bring additional character to the garden, while a recently added outbuilding and further brick-built sheds provide an excellent amount of practical storage.

To the front, the block-paved driveway has recently been professionally re-sealed, providing generous off-road parking and an attractive approach to the property.

The garage provides further secure parking and storage and has itself benefited from worthwhile improvements, including a new felt roof and remote-controlled electric garage door.

Perhaps one of the property's greatest strengths is the sheer amount of potential it offers. With over 1,500 sq ft of existing accommodation, substantial loft space and a generous plot, there is exciting scope to extend, convert or reconfigure further, subject to the necessary permissions.

Location

Set within the highly regarded Hartburn area, Bellerby Road enjoys an enviable position in one of Stockton-on-Tees' most established and desirable neighbourhoods, known for its leafy surroundings and strong sense of community.

Hartburn Village is close by, offering independent shops, cafés and everyday amenities, while the beautiful Ropner Park provides an attractive setting for walks and recreation. Norton and Yarm are also within easy reach for a wider choice of restaurants, boutiques and leisure.

Excellent access to the A66 and A19 provides convenient connections throughout the Tees Valley and beyond, making this a superb location for families and professionals seeking character, convenience and connectivity.

Note

Please find the attached brochure, which includes important material information for prospective purchasers. If you would prefer to receive a digital copy, we would be happy to send it to you by email or WhatsApp upon request.

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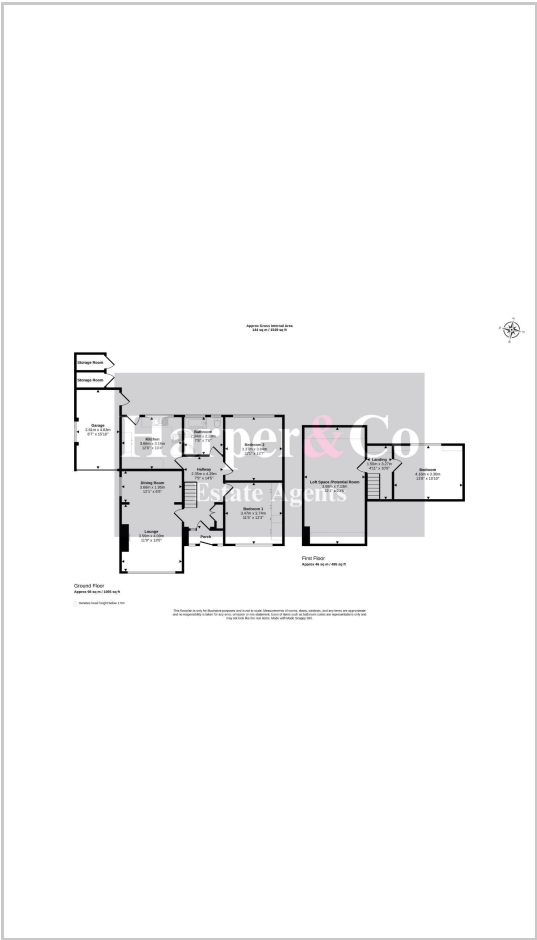
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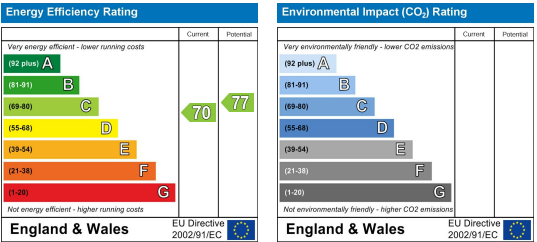
Area Map



Floor Plans



Energy Efficiency Graph



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