

# Harper & Co

Estate Agents Ltd

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## Branksome Grove

Hartburn, Stockton-On-Tees, TS18 5DD

Exceptional architect-designed family home occupying an enviable plot of approximately one-third of an acre. Situated within Hartburn, one of Stockton-on-Tees' most sought-after residential locations, this outstanding property offers stunning open-plan living, generous family accommodation and beautifully maintained gardens.

**£550,000**

# Branksome Grove

## Hartburn, Stockton-On-Tees, TS18 5DD



- Approximately 1,988 sq ft of impeccably presented, thoughtfully designed accommodation.
- Spectacular 34-foot open-plan kitchen, living and dining space, beautifully appointed with a statement central island, premium integrated appliances and a feature log-burning stove, creating the perfect setting for both everyday family living
- Four bedrooms, including an elegant Master Bedroom with a luxurious en-suite shower room and a private balcony overlooking the beautifully landscaped rear garden.
- Dedicated cinema room, offering a unique and versatile space for movie nights, gaming or relaxation.
- Detached garden room complete with a bespoke bar area and sliding glazed doors opening onto a veranda, perfectly positioned to enjoy the exceptional views.
- Stunning south-west-facing landscaped gardens backing directly onto the picturesque Six Fields Conservation Area, providing an outstanding degree of privacy and a truly idyllic setting.

### Full Description

### Location

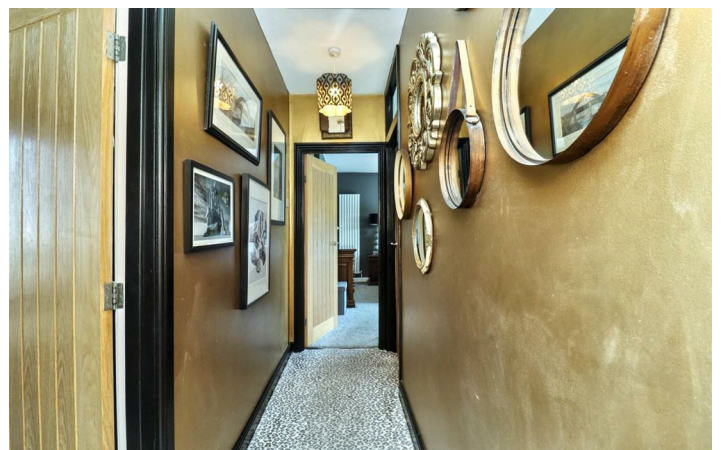
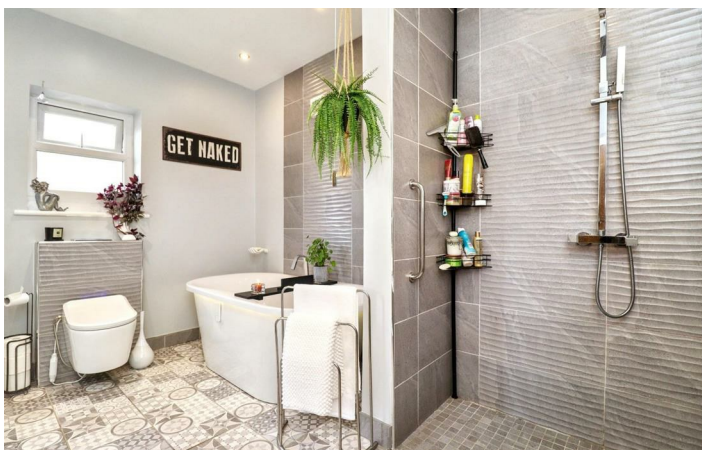
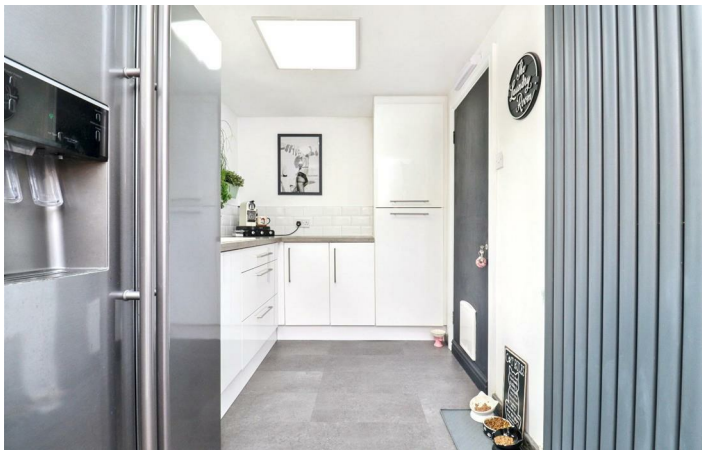
### Note

### Disclaimer

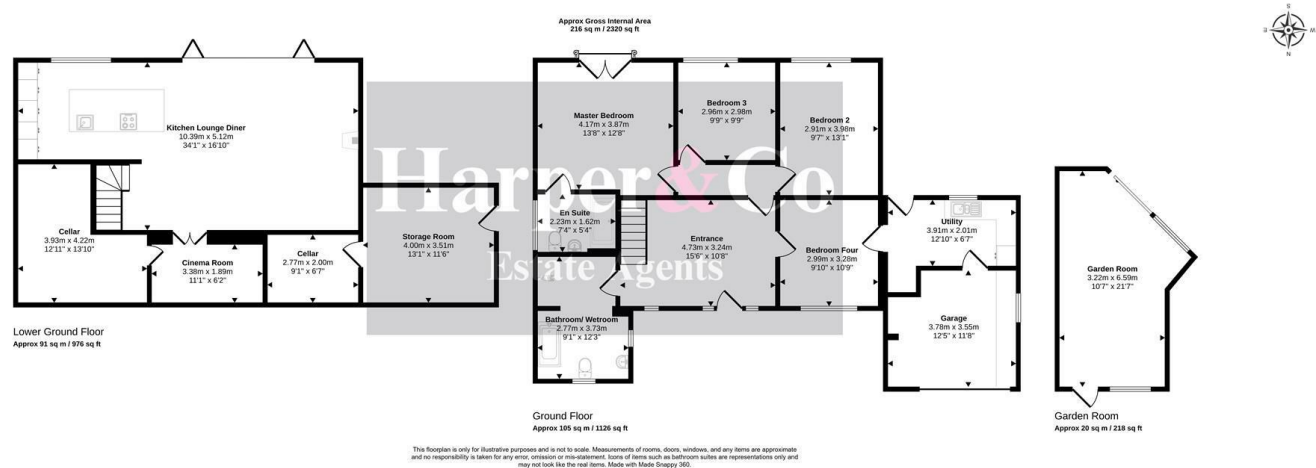
### Money Laundering Notice



### Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 | Current | Potential | (92 plus) A                                                     | Current | Potential |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |