



## 45 Grenadier Close

, Stockton-On-Tees, TS18 4QJ

**£325,000**



Immaculate Five-Bedroom Detached Family Home, Situated Within A Highly Sought-After Modern Development.

Grenadier Close Offers An Exceptional Opportunity To Acquire A Spacious, Energy-Efficient & Beautifully Presented Detached Family Home Spanning Three Floors. Perfectly Located Within A Quiet Cul-De-Sac With No Through Traffic, The Property Is Close To A Range Of Local Amenities, Reputable Schools & Excellent Transport Links.





Full Description

Immaculately Presented Throughout & Ready To Move Straight Into, This Home Combines Modern Design, Quality Fixtures & Fittings, & Practical Family Living. The Ground Floor Features A Welcoming Entrance Hallway Leading To A Versatile Lounge With A Gorgeous Bay Window, A Spacious Open Plan Kitchen/Diner/Family Room With A Range Of Integrated Appliances, Feature Log Burner, Skylights & French Doors Opening Onto The Rear Garden. The Layout Is Perfect For Entertaining Or Relaxed Family Time. A Separate Utility Room & Ground Floor W/C Add Further Practical Convenience.

The First Floor Offers Four Well-Proportioned Bedrooms, One With An En-Suite Shower Room, Along With A Modern Family Bathroom. The Second Floor Features The Master Bedroom Complete With Its Own En-Suite & Ample Storage Space. With Five Bedrooms In Total, This Property Provides Flexibility For Larger Families, Home Offices Or Guest Accommodation.

Externally, The Low-Maintenance West-Facing Rear Garden Features A Patio & Decked Seating Areas, Perfect For Enjoying The Afternoon & Evening Sun. There Is An Outbuilding For Storage, As Well As An Additional Shed To The Front Aspect. Off-Road Parking Is Available For Multiple Vehicles On The Driveway.

Energy Efficiency Is A Key Benefit, With Solar Panels Purchased Outright Ten Years Ago – Meaning The Current Owners Receive A FIT Payment For Any Excess Energy Generated & Supplied Back To The Grid, While The New Owners Will Enjoy Lower Electricity Costs. A New Inverter Has Just Been Installed With A 10-Year Warranty, & An EV Charger With A 3-Year Warranty Has Also Been Added. The Property Further Benefits From Hot & Cold Outdoor Taps For Added Convenience.

Offering Space, Style & Sustainability, This Property Represents The Perfect Family Home In A Fantastic Location.

Location

Attractively Positioned Within Walking Distance To Many Local Amenities & Reputable Schools.

- Whitehouse Primary School - 14 Minute Walk
- St Bede's Catholic Academy - 12 Minute Walk
- Grangefield Academy - 12 Minute Walk
- Our Lady & St Bede School - 11 Minute Walk
- Sainsburys Supermarket - 6 Minute Walk

Distance Times Estimated Using Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

Money Laundering Notice

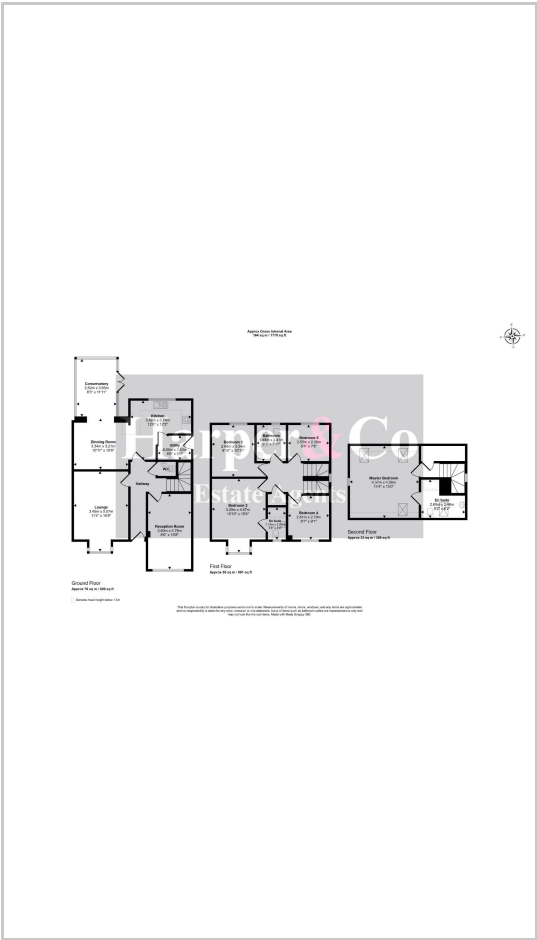
To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

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Area Map



Floor Plans



Energy Efficiency Graph

