



## 2 Brock Close

The Elms, Stockton-On-Tees, TS21 3LY

**Offers in excess of £230,000**



An Executive Family Home, Built In Just 2014. This Modern Development Is Nestled In Exclusive Woodland, Just Off Junction Road.

The Property Benefits: A Garage Conversion Creating Additional Living Space For A Growing Family, Recently Re-Fitted & Open Plan Kitchen/Diner, Ground Floor W.C & Utility Room, Four Good-Sized Bedrooms, En-Suite Shower Room To The Master Bedroom, Energy Saving Solar Panels & Much More...

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Accommodation Comprises;

Entrance Lobby

Enter Via Composite Door To Front Elevation, Built-in Shoe Rack, Radiator, Door Leading To The Living Room.

Location

Positioned In A Popular Location The Elms Just Off Junction Road (B1274) With Many Local Amenities Such As;

- Lidl - 2 Minute Drive
- Tesco - 3 Minute Drive
- Nuffield Health - 3 Minute Drive
- North Tees Hospital - 9 Minute Drive
- Our Lady & St Bede - 13 Minute Drive
- Stockton Sixth Form College - 13 Minute Drive

Distance Times Are Approximate Only & Provided By Google Maps.

Living Room

16'6" x 13'5" (5.05 x 4.11)  
Double Glazed Window To Front Elevation, Staircase To First Floor, Doors Leading To The Kitchen/Diner, Door Leading To The Family Room, Radiator.

Family Room

8'0" x 12'2" (2.44 x 3.71)  
Double Glazed Window To Front Elevation, Radiator, Spot Lights To The Ceiling & Door Leading To The Laundry Room.

Laundry Room

5'1" x 5'1" (1.55 x 1.55)  
Fitted With Base Units, Work Surfaces, Space For Washing Machine & Tumble Dryer, Boiler.

Kitchen/Dining Area

17'0" x 9'2" (5.2 x 2.8)  
Fitted With A Range Of Modern Wall, Base & Drawer Units, Worksurface Incorporating Stainless Steel Sink Unit With Mixer Tap & Drainer, Double Electric Oven, Gas Hob, Stainless Steel Extractor Hood, Space For An American Style Fridge Freezer, Double Glazed Window To Rear Elevation, Door Leading Through To The Utility Room, Dining Area: Space For Dining Table & Chairs, Radiator, Double Glazed French Doors Leading To Rear Garden.

Utility Room

5'10" x 4'11" (1.8 x 1.5)  
Fitted With A Range Of Base, Wall & Drawer Units, Plumbing For Washing Machine, Work Surfaces, Door Leading To The Cloakroom W.C, Double Glazed Door Leading To The Dog Run/Holding.

Cloakroom W/C

4'11" x 3'11" (1.5 x 1.2)  
Fitted With A White Hand Wash Basin, W/C, Radiator, Double Glazed Window To Side Elevation.

First Floor Landing

Provides Access To All Bedrooms, Family Bathroom, Cupboard and Loft.

Master Bedroom

10'9" x 13'5" (3.28 x 4.11)  
Two Double Glazed Windows To Front Elevation, Fitted Wardrobes, Radiator & Door Leading To En-Suite.

En-Suite Shower Room

6'6" x 5'6" (2.0 x 1.69)  
Fitted With A Shower Cubicle, W/C, Feature Stone Wash Basin, Chrome Heated Towel Rail, Double Glazed Window To The Side Elevation.

Bedroom Two

8'7" x 14'2" (2.62 x 4.32)  
Double Glazed Window To Front Elevation, Storage Cupboard & Radiator.

Bedroom Three

10'0" x 8'2" (3.05 x 2.51)  
Double Glazed Window To Rear Elevation & Radiator.

Bedroom Four

9'4" x 6'7" (2.87 x 2.03)  
Double Glazed Window To Rear Elevation & Radiator.

Family Bathroom

6'2" x 5'10" (1.9 x 1.8)  
Fitted With A White Suite Comprising; Bath, Hand Wash Basin, Overhead Shower, W/C, Chrome Heated Towel Rail, Extractor Fan, Double Glazed Window To The Rear Elevation.

Loft Space

Boarded With Timber Ladder, Power & Lighting.

Energy Efficiency Rating: C

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: D

Council Tax Estimate £2,138

Solar Panels:

Leasehold - A Shade Greener.

Disclaimer

Please note that all Measurements Are Approximate. The Floor Plan Is Not To Scale And For Illustrative Purpose Only. Images are for illustrative purposes only.  
\*\* NO STAMP DUTY TO PAY UP TO £250,000 - If The Purchase Results In A Buyer Owning More Than One Property, Stamp Duty Tax Will Apply.

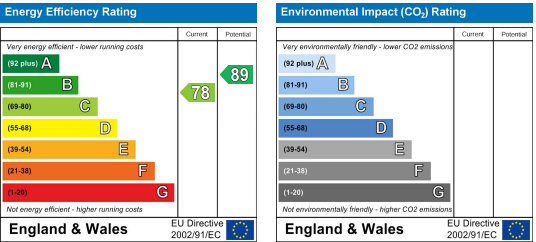
Area Map



Floor Plans



Energy Efficiency Graph



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