



## 25 Corona Court

Queensgate, Stockton-On-Tees, TS18 3UW

**Offers in the region of £250,000**



An executive family home with double garage & a recently installed modern high gloss kitchen. Generous rear garden benefiting morning sunshine, recently landscaped with the addition of fruit bushes & trees, external power & water outlet. The property benefits a double width driveway along with an attached double garage providing the potential to be converted to an office/entertainment room, subject to planning permission & approval if required. \*\* NO STAMP DUTY TO PAY \*\*

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\*\* No Stamp Duty to pay on this home unless you are buying as an investment/additional property.



The 'Stourton' is a spacious family home built by Bellway Homes. Situated in a cul-de-sac position, benefiting an attached double garage which offers potential to be converted into office space, a gym or entertainment room. In addition to a double width driveway, there is a delightful enclosed rear garden, which has recently been landscaped with fruit bushes & trees, along with an external power and water outlet.

Internal accommodation comprises; welcoming entrance hallway, ground floor cloakroom/W.C, living room with double doors opening through to the dining room which benefits bi-folding doors to the rear garden & a recently re-fitted high gloss kitchen with integrated appliances. On the first floor is the family bathroom & three Bedrooms, with bedroom two benefiting an en-suite shower room. On the third floor is the master bedroom & en-suite shower room.

**Location**  
This modern development is optimally positioned & accessed via Yarm road between Hartburn & Yarm.

Lidl - 6 Minute Walk  
Preston Park, Museum & Grounds - 6 Minute Drive, 27 Minute Walk  
Ropner Park - 19 Minute Walk, 4 Minute Drive  
Yarm High Street, Shops & Bars - 10 Minute Drive  
Hartburn Village - 5 minute Drive, 26 Minute Walk  
Teesside Retail Outlet - 6 Minute Drive

Excellent Commuter Access With A19 & A66 Road Links Nearby.  
Distance Times Suggested By Google Maps.

**Entrance Hallway**  
Composite entrance door, staircase leading to first floor, provides access to living room, kitchen, cloakroom W/C & storage cupboard, radiator.

**Living Room**  
10'10 x 14'8 (3.30m x 4.47m)  
uPVC double glazed window to front aspect, radiator, double doors into dining room.

**Kitchen**  
8'3 x 11'2 (2.51m x 3.40m)  
Fitted with a range of white high gloss base, drawer & wall units, work surface with sink unit & mixer tap, built-in microwave, oven, hob & extractor fan above, integrated fridge freezer, dishwasher & washing machine, radiator, uPVC double glazed window to the rear, opening through to the dining room.

**Dining Room**  
10'10 x 9'8 (3.30m x 2.95m)  
Double glazed bi-fold doors leading out to the rear garden, double doors leading to the lounge, radiator.

**Cloakroom W/C**  
White W/C, wash hand basin, radiator.

**First Floor Landing**  
Provides access to three bedrooms & family bathroom.

**Bedroom Two**  
10'10 x 9'4 (3.30m x 2.84m)  
uPVC double glazed window to the rear aspect, fitted wardrobes, radiator, door leading to the en-suite shower room.

**En-Suite Shower Room**  
Shower cubicle, wash hand basin, W.C, radiator.

**Bedroom Three**  
8'5 x 11'2 (2.57m x 3.40m)  
uPVC double glazed window to the rear aspect, radiator.

**Bedroom Four**  
11 x 7'1 (3.35m x 2.16m)  
uPVC double glazed window to the front aspect, radiator.

**Family Bathroom**  
Fitted with a white three-piece suite comprising panelled bath, wash hand basin, W/C, radiator, part tiled walls, uPVC double glazed window to the front aspect.

**Second Floor Landing**  
Provides access to master bedroom & storage cupboard, uPVC double glazed window to the side aspect.

**Master Bedroom**  
15'8 18'8 (4.78m 5.69m)  
Fitted with 3x fakra windows, 2x external black out & sound proofing shutters to the front aspect, built-in wardrobes, radiator, door leading to the en-suite shower room.

**En-Suite Shower Room**  
Shower cubicle, wash hand basin, W.C, radiator.

**Double Garage**  
Up & over doors, power & lighting.

**Energy Efficiency Rating: C**  
The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: C**  
Annual Estimate £1,901 pa

**Measurements**  
Measurements Are Approximate & To The Widest Point. The Floor Plan Is Not To Scale And For Illustrative Purpose Only.

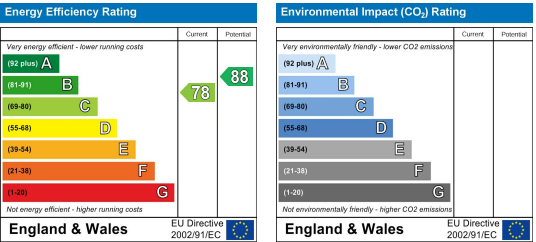
## Area Map



## Floor Plans



## Energy Efficiency Graph



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