



Cornflower Close, Bishop Cuthbert, TS26 0WJ
6 Bed - House - Detached
£305,000

Council Tax Band: F
EPC Rating: C
Tenure: Freehold

Cornflower Close Bishop Cuthbert, TS26 0WJ

A well presented SIX BEDROOM detached property offering spacious, well proportioned and versatile accommodation spread over three floors, with multiple reception areas and three bathrooms. The home occupies a pleasant position corner position on Cornflower Close in a popular part of Bishop Cuthbert with ample off-road parking, DOUBLE GARAGE and SOUTH FACING REAR GARDEN. An ideal purchase for family requirements, with an internal viewing recommended to appreciate the space on offer. The accommodation boasts a modern kitchen, en-suite, bathroom and second floor shower room, whilst being enhanced by a conservatory extension to the rear. The home further benefits from gas central heating, uPVC double glazing and solar panels to the rear (solar panels are owned and included as part of the sale).

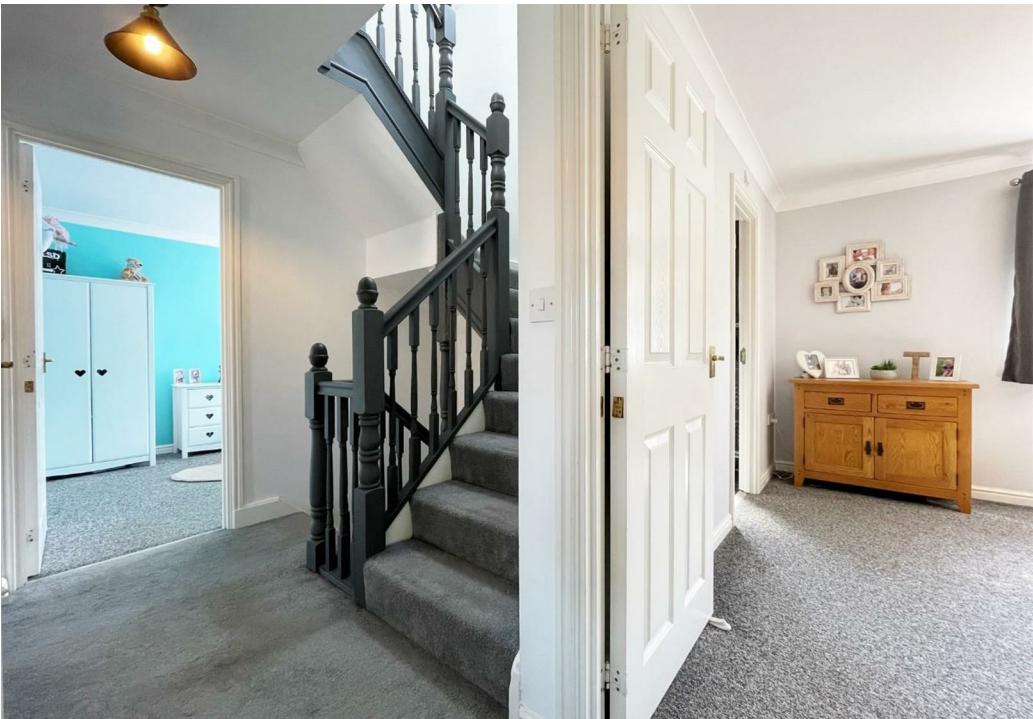
The full layout comprises: entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC, alongside two bay fronted reception rooms. The kitchen is fitted with a range of units and includes a built-in oven hob and extractor, whilst opening to the conservatory extension and generous utility room. The conservatory is currently used as an additional sitting room and offers a pleasant transition between the home and garden. To the first floor are four bedrooms, the master bedroom with en-suite shower room, the remaining bedrooms are served by the family bathroom. To the second floor are an additional two generous bedrooms and upgraded shower room.

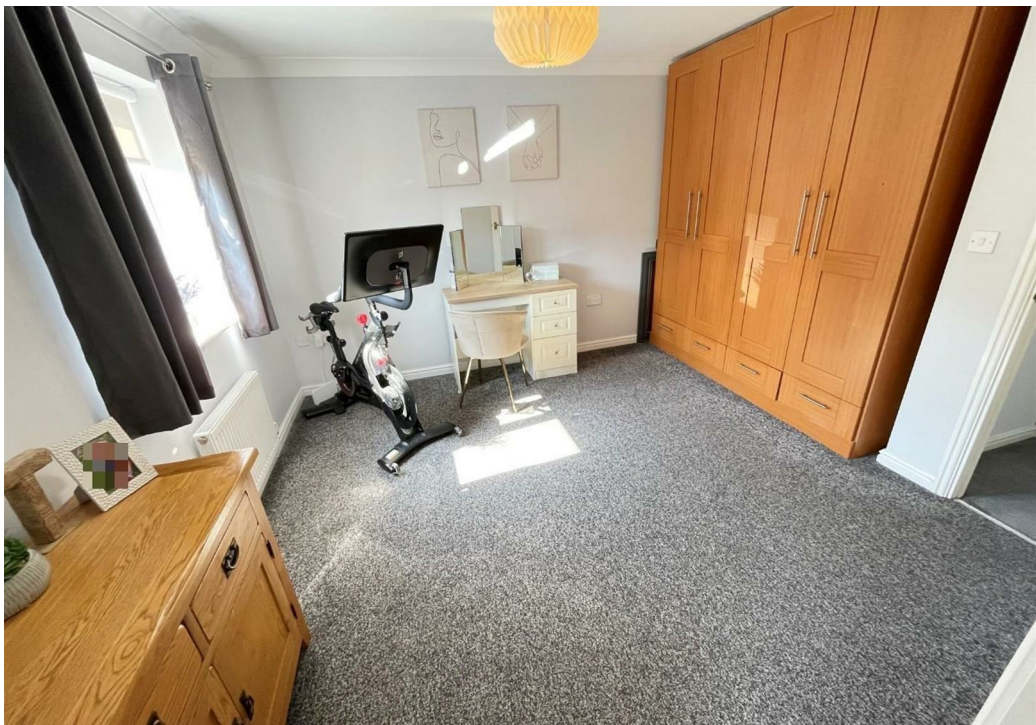
Externally is a low maintenance front garden, with double width driveway to the side of the property providing useful off-street parking, whilst leading to the garage. The enclosed south facing rear garden incorporates lawn and patio areas. Originally built by Persimmon Homes to the popular Grosvenor design and rarely available on the Bishop Cuthbert estate. VIEWING ESSENTIAL.













GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, attractive oak flooring, turned spindled staircase to the first floor with newel post and fitted carpet, coving to ceiling, convector radiator.

GUEST CLOAKROOM/WC

Fitted with a modern two piece suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and vanity cabinet below, low level WC, tiling to splashback, attractive oak flooring, uPVC double glazed window to the side aspect, coving to ceiling, convector radiator.

BAY FRONTED LOUNGE 15'9 x 11'6 (4.80m x 3.51m)

A good sized family lounge with uPVC double glazed bay window to the front aspect, fitted carpet, coving to ceiling, wall mounted television point, convector radiator.

RECEPTION/DINING ROOM 11'7 x 10'1 (3.53m x 3.07m)

uPVC double glazed window bay window to the front aspect, attractive oak flooring, coving to ceiling, convector radiator.

KITCHEN/BREAKFAST AREA 18'3 x 10'1 (5.56m x 3.07m)

Fitted with a quality range of 'shaker' style units to base and wall level with contrasting stained wood work surfaces with matching splashback incorporating an inset 'Belfast' style ceramic sink with chrome mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, all finished in brushed stainless steel, cream 'brick' style tiling to splashback, recess for 'American' style fridge/freezer, oak flooring, coving to ceiling, coving and inset spotlighting to ceiling, convector radiator, access into conservatory and utility.

CONSERVATORY EXTENSION 10'6 x 10'4 (3.20m x 3.15m)

Offering a pleasant transition between the home and garden and currently used as an additional seating area, with uPVC double glazed French doors, glass roof, oak flooring.

UTILITY ROOM 10'7 x 8'6 (3.23m x 2.59m)

Fitted with a matching range of units to base and wall level with contrasting stained woodwork surfaces and matching splashback incorporating an inset 'Belfast' style ceramic sink with mixer tap, recess with plumbing for washing machine, recess for dryer, space for additional fridge/freezer, matching flooring, coving to ceiling, uPVC double glazed window to the rear aspect, useful storage cupboard, convector radiator.

FIRST FLOOR LANDING

Storage cupboard with tank, fitted carpet, coving to ceiling, turned staircase to second floor.

BEDROOM ONE 12'3 x 11' (3.73m x 3.35m)

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, convector radiator.

EN-SUITE SHOWER ROOM/WC

Fitted with a modern three piece suite comprising: large walk-in shower with chrome overhead shower and separate attachment, protective glass screen, pedestal wash hand basin with chrome dual taps, low level WC, tiling to walls and flooring, coving to ceiling, extractor fan, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

BEDROOM TWO 11'9 x 10'5 (3.58m x 3.18m)

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

BEDROOM THREE 14'2 x 8'9 (4.32m x 2.67m)

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, convector radiator.

BEDROOM FOUR 10'2 x 9'3 (3.10m x 2.82m)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

FAMILY BATHROOM/WC

Fitted with a modern three piece suite and chrome fittings comprising: tiled panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, low level WC, attractive tiling to walls and flooring, uPVC double glazed window to the front aspect, extractor fan, chrome heated towel radiator.

SECOND FLOOR LANDING

Accessed via turned staircase, with double glazed Velux window over, fitted carpet, coving to ceiling, convector radiator, access to:

BEDROOM FIVE 18'1 x 11' (5.51m x 3.35m)

Fitted with attractive oak flooring, uPVC double glazed 'dormer' style window to the front aspect, double glazed Velux window to the rear aspect, uPVC double glazed window to the side aspect, two convector radiators.

BEDROOM SIX 18'1 x 8'9 (5.51m x 2.67m)

uPVC double glazed window to the front aspect, double glazed Velux window to the rear aspect, two convector radiators, hatch to loft space.

SECOND FLOOR SHOWER ROOM/WC

Fitted with a three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, glass panelled door and chrome overhead shower, pedestal wash hand basin with chrome dual taps, low level WC, white 'brick' style tiling to splashback, contrasting tiled flooring, double glazed Velux window to the front aspect, heated towel radiator.

EXTERNALLY

The property occupies a pleasant corner position on Cornflower Close, with a low maintenance, part lawned front garden. A gate to the side of the property leads through to the enclosed south facing rear garden which should prove to be a suntrap in the summer months. The rear garden is part lawned, with a paved patio area and fenced boundaries.

DOUBLE GARAGE 18'3 x 18' (5.56m x 5.49m)

Twin up and over access doors to the front, double width driveway in front providing useful off street parking.

LOCATION

The property is located in the popular Bishop Cuthbert estate and forms part of a closed cul-de-sac, ideal for families. Cornflower Close is located off Primrose Road with access via Merlin Way.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

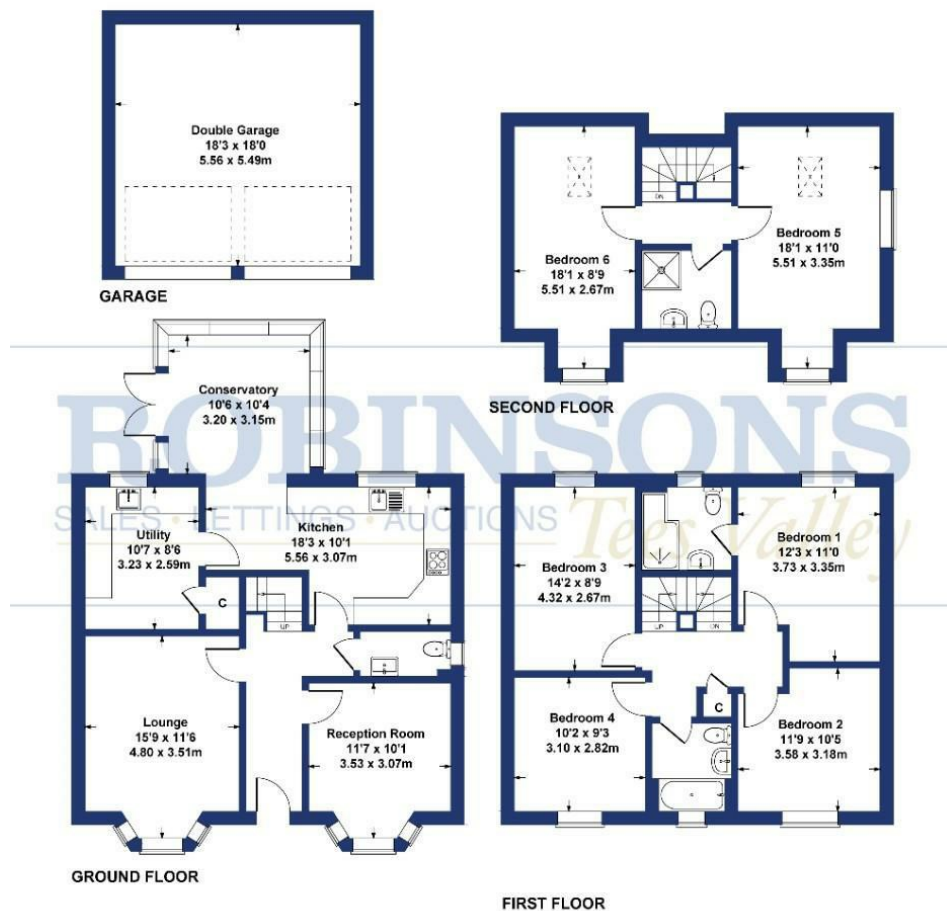






Meadowsweet

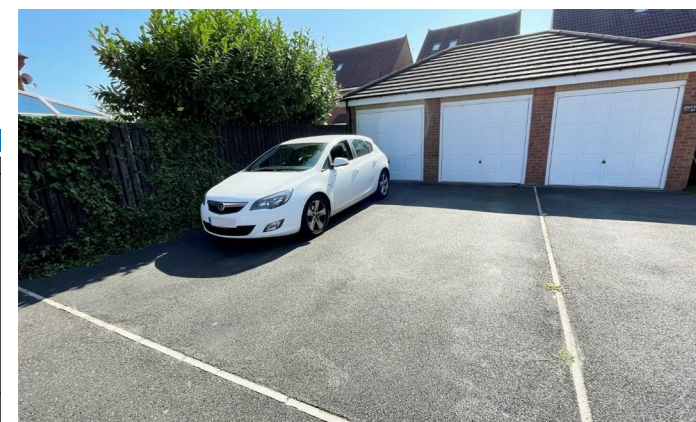
Approximate Gross Internal Area
2206 sq ft - 205 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd, 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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



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