**Furrow Close, TS19 8GS**
**4 Bed - House - Detached**
**£299,950**

**EPC Rating: B**
**Tenure: Freehold**
**Council Tax Band:**

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# Furrow Close
# Stockton-On-Tees TS19 8GS

Situated on an impressive corner plot, this beautifully presented family home offers spacious and stylish accommodation throughout, making it an ideal purchase for growing families. The property enjoys a fantastic location, conveniently positioned close to local shops, amenities, schools, and public transport links, with the popular Norton Village just a short distance away.

Upon entering, you are welcomed by a bright and inviting entrance hallway which leads to a spacious lounge, featuring a contemporary media wall with an integrated fireplace, creating a stunning focal point and a perfect space for relaxing or entertaining.

To the rear of the property is a superb open-plan kitchen and dining area, fitted with a high-specification range of units and quality finishes, offering an excellent space for modern family living. The ground floor further benefits from a practical utility room and a convenient cloakroom/WC.

To the first floor, the generous master bedroom boasts fitted wardrobes and a stylish en-suite shower room. There are three further well-proportioned bedrooms, providing ample accommodation for family members, guests, or those requiring a home office. Completing the accommodation is a contemporary family bathroom.

Externally, the property continues to impress. Occupying a desirable corner plot, it benefits from a garage and a resin bound driveway providing ample off-road parking. The generous rear garden is beautifully maintained and offers a wonderful outdoor space for families to enjoy, with plenty of room for entertaining, children's play areas, or simply relaxing in the warmer months. In addition there is a 15ft shed with power and lighting, outdoor socket and outdoor tap.

Early viewing is highly recommended to fully appreciate the quality, space, and exceptional location this outstanding family home has to offer.

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WHAT'S UP?

**ENTRANCE HALLWAY**
Front entrance door, flooring, radiator, stairs to upper level.

**CLOAKROOM/WC**
Double glazed window to rear aspect, vanity wash hand basin, WC, full length radiator, LVT flooring.

**LOUNGE**
Double glazed window to front aspect, radiator, carpet, media wall with inset fire.

**KITCHEN/DINING**
Double glazed doors to rear aspect, LVT flooring, spot lights, integrated appliances, induction hob, two radiators, storage cupboard, access to utility.

**UTILITY**
Double glazed window to rear aspect, LVT flooring, radiator.

**LANDING**
Carpet, radiator, storage cupboard, loft access.

**BEDROOM ONE**
Two double glazed windows to front aspect, radiator, carpet, wardrobes.

**EN SUITE**
Double glazed window to side aspect, partly tiled, shower, wash hand basin, radiator, extractor fan, LVT flooring.

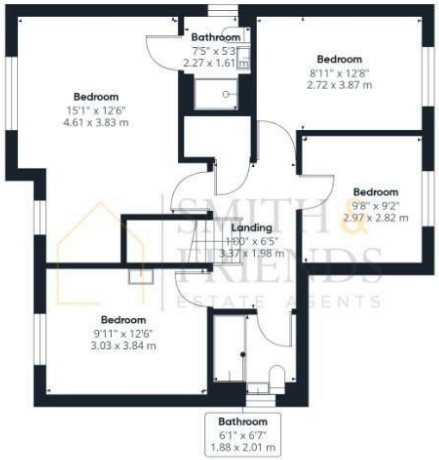
**BEDROOM TWO**
Double glazed window to front aspect, carpet, wardrobes.

**BEDROOM THREE**
Double glazed window to rear aspect, carpet, radiator, wardrobes.

**BEDROOM FOUR**
Double glazed window to rear aspect, carpet, radiator.

**BATHROOM**
Double glazed window to side aspect, bath, wash hand basin, WC, LVT flooring, radiator, extractor fan.

Ground Floor




Floor 1

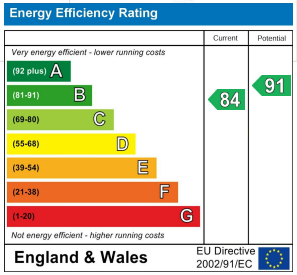
**Approximate total area**(1)

1359 ft²

126.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.




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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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