

This beautifully presented home enjoys a peaceful village setting while offering excellent commuter links via the A66, providing easy access to Yarm, Eaglescliffe, and Durham Tees Valley Airport. Perfectly suited to family living, the property combines generous accommodation with versatile spaces that go far beyond the typical three-bedroom semi-detached home.

Thoughtfully extended, the standout feature is the impressive orangery to the rear, creating a bright and stylish additional living space that seamlessly connects to the heart of the home. The ground floor comprises a welcoming entrance hallway leading to a spacious open-plan lounge and dining area, ideal for both everyday living and entertaining. The modern fitted kitchen flows effortlessly into the orangery, enhancing the sense of space and natural light. There is also a convenient cloakroom and an additional reception room/snug with its own private entrance, offering flexibility for use as a home office, playroom, or guest space.

To the first floor, a light and airy landing provides access to three well-proportioned bedrooms and a contemporary family bathroom, fitted with both a bath and separate shower. A useful loft room adds further versatility, perfect for storage, hobbies, or additional workspace.

Externally, the property continues to impress. The well-maintained rear garden features a pleasant seating area, ideal for outdoor dining and relaxation, along with useful storage and access to the garage. To the front, a driveway provides ample off-street parking. Tucked away within a quiet cul-de-sac, this home offers both privacy and a safe, family-friendly environment.

Offering space, flexibility, and a sought-after location, this is a superb opportunity for families looking to enjoy village living without compromising on convenience.

**Grass Croft, Stockton-On-Tees, TS21 1BY**

**3 Bedroom - House - Semi-Detached**

**£260,000**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: B**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

### ENTRANCE HALLWAY

Two double glazed windows to side aspect, flooring, under stairs cupboard, stairs to upper level.

### CLOAKROOM/WC

Double glazed window to rear aspect, vanity wash hand basin, vanity WC, heated towel rail, spot lights.

### LOUNGE

Double glazed bay window to front aspect, radiator, flooring, coved ceiling.



### SECOND RECEPTION ROOM

uPVC front door, double glazed window to rear aspect, wall radiator, spot lights.

### KITCHEN

Double glazed window to side aspect, flooring, wall radiator, open plan with second reception room.

### ORANGERY

Double glazed bi-fold doors to rear aspect, flooring, spot lights, wall radiator.



### LANDING

Double glazed window to front aspect, carpet, spot lights.

### BEDROOM ONE

Double glazed window to rear aspect, coved ceiling, wall radiator, carpet.

### BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

### BEDROOM THREE

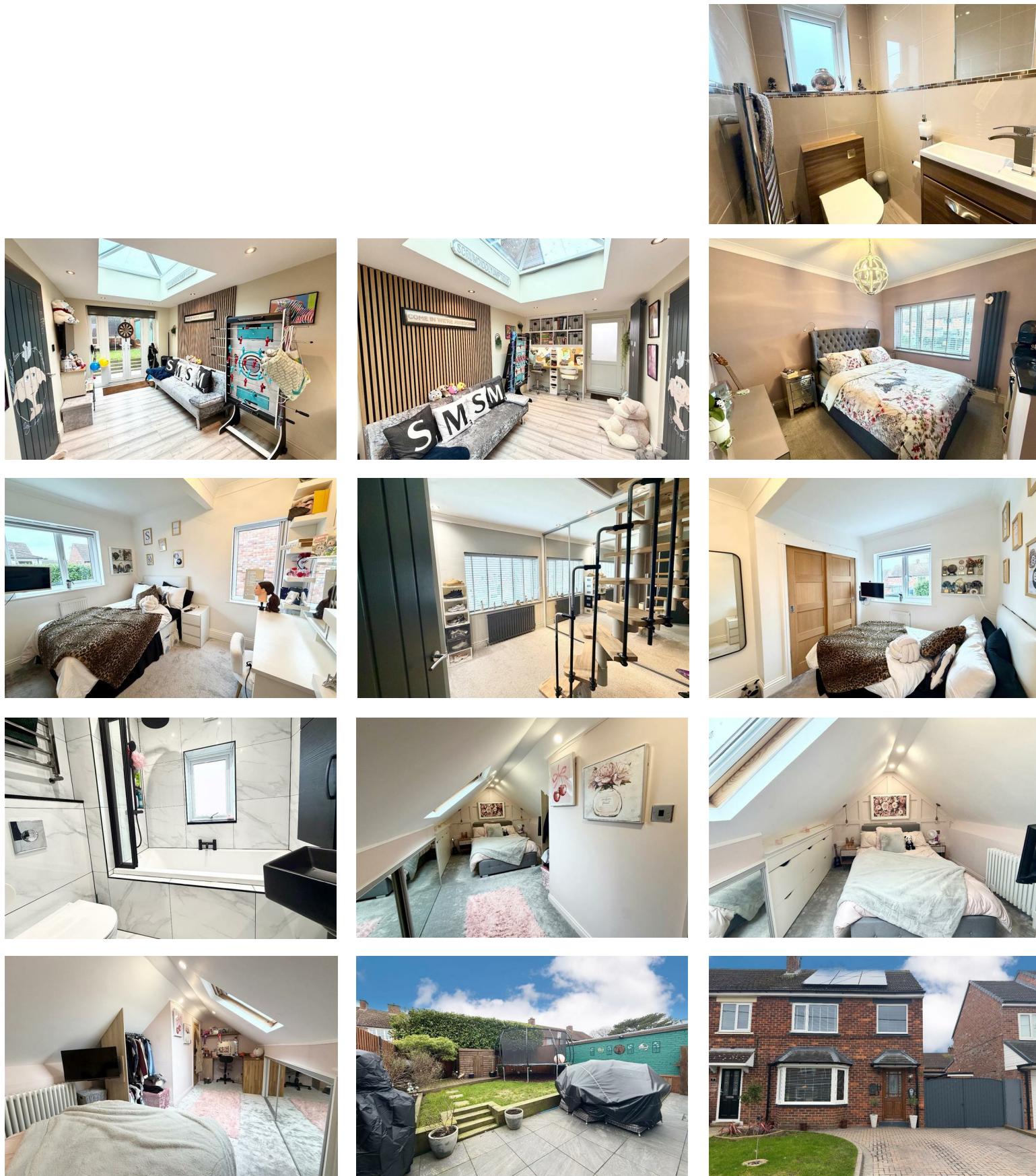
Stairs to loft, double glazed window to front aspect, carpet, radiator, fitted wardrobes.

### BATHROOM

Fully tiled bathroom with bath, shower, floating sink, WC, heated towel rail.



Grass Croft, Stockton-On-Tees, TS21 1BY



[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)



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. We 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.

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		

21 Bishop Street, Stockton-on-Tees, TS18 1SY  
01642 607555  
stockton@smith-and-friends.co.uk

[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)



SMITH &  
FRIENDS  
ESTATE AGENTS