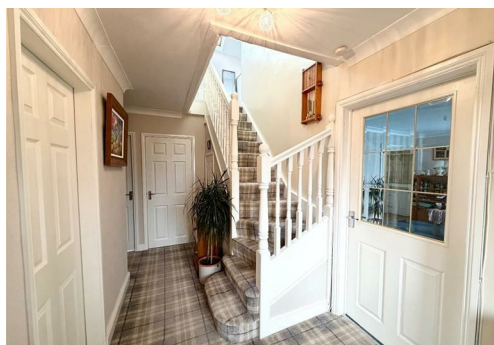




Welcome to the market this beautifully maintained dormer bungalow, offering an exceptional amount of internal and external space. Thoughtfully designed and tastefully presented, the property provides a wonderful flow throughout, beginning with a welcoming entrance hallway that sets the tone for the rest of the home.

To the front, you will find a spacious lounge featuring internal glazed doors that open seamlessly into the impressive open-plan kitchen and dining area. This sociable space leads further into a stunning conservatory, perfectly positioned to enjoy views over the private rear garden—an ideal spot for relaxing or entertaining all year round.

The ground floor also hosts three well-proportioned bedrooms and a modern family bathroom, which serves as an ensuite to bedroom one, offering added convenience and comfort.

Moving to the upper level, a bright landing gives access to two additional bedrooms. One benefits from its own ensuite W/C facilities, while the other enjoys generous built-in storage and is currently used as a music and hobby room. Completing the upper level is a contemporary bathroom featuring a walk-in shower.

Overall, this versatile and spacious home is perfectly suited for a wide range of buyers, offering flexible living accommodation, excellent storage, and beautifully maintained gardens.

Externally, the rear garden is beautifully maintained and benefits from a summer house, as well as a garage with an electric door. A long driveway runs along the side of the property.

Location: Ideally situated close to Thornaby Centre, local schools, and just a short drive from Teesside Retail Park.

**Bute Close, Stockton-On-Tees, TS17 0HL**  
**5 Bedroom - Bungalow - Dormer Detached**  
**£380,000**  
**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: E**



**Bute Close, Stockton-On-Tees, TS17 0HL**



**ENTRANCE HALLWAY**

**6'3 x 14' (1.91m x 4.27m)**

Front entrance door, carpet, two cupboards, radiator, stairs to upper level.

**LOUNGE**

**16'9 x 13'4 (5.11m x 4.06m)**

Double glazed window to front aspect, double glazed window to side aspect, carpet, fire and surround, coved ceiling, two radiators, double internal doors.



**KITCHEN**

**16'8 x 9'7 (5.08m x 2.92m)**

Open plan, flooring, radiator, coved ceiling, double glazed window to rear aspect, double glazed doors to rear aspect., partly tiled, doors to conservatory.



**CONSERVATORY**

**15'7 x 12' (4.75m x 3.66m)**

Flooring, radiator.

**BEDROOM ONE**

**10'11 x 10'4 (3.33m x 3.15m)**

Double glazed bay window to front aspect, storage cupboard, radiator, carpet.

**JACK AND JILL EN SUITE**

**5'10 x 7'10 (1.78m x 2.39m)**

Double glazed window to side aspect, carpet, bath, shower, wash hand basin, WC, spot lights, tiling.



**BEDROOM TWO**

**8'9 x 9'9 (2.67m x 2.97m)**

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

**BEDROOM THREE**

**8'8 x 9'9 (2.64m x 2.97m)**

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

**LANDING**

**6'10 x 12'6 (2.08m x 3.81m)**

Double glazed skylight window to front aspect, double glazed skylight window to rear aspect, carpet, radiator.



**BEDROOM FOUR**

**13'8 x 8'3 (4.17m x 2.51m)**

Double glazed skylight window to front aspect, double glazed window to side aspect, radiator, flooring, spot lights.

**EN SUITE**

**7'9 x 3'9 (2.36m x 1.14m)**

Double glazed skylight window to rear aspect, WC, radiator, carpet, spot lights.

**SHOWER ROOM**

Shower, wash hand basin, WC, towel rail, skylight window.

**MUSIC ROOM**

**7'6 x 12'8 (2.29m x 3.86m)**

Double glazed skylight window to front aspect, double glazed window to side aspect, carpet, radiator, carpet, storage.



Bute Close, Stockton-On-Tees, TS17 0HL





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.

