



**Green Leas, Carlton, Stockton-On-Tees, TS21 1EJ**  
**4 Bed - House - Detached**  
**Chain Free £429,995**

Council Tax Band: D  
EPC Rating: D  
Tenure: Freehold



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Green Leas, Carlton, TS21 1EJ

A stunning 4 double bedroom family home situated in a village location. This extended property offers flexible accommodation comprising of entrance hallway, cloaks/w.c., living room, dining room, garden room, kitchen/breakfast room, landing with sitting area looking onto rear garden from window wall, 4 bedrooms, en-suites to bedrooms 1 & 2, family bathroom.

The property has a tandem double garage with driveway to the front. Gardens to front and rear are easily maintained and there is also a summer house in the rear garden.

This house in Green Leas is not just a place to live; it is a home where memories can be made. With its generous living space, excellent facilities, and a opportunity for those seeking a family home in a friendly this property your own.

**Entrance Hallway**  
12'2" x 6'5"

**Cloaks/w.c**  
3'10" x 3'7"

**Living Room**  
18'8" x 11'6"

**Dining Room**  
12'2" x 10'0"

**Kitchen/Breakfast Room**  
18'8" x 10'7"

**Garden Room**  
12'2" x 11'8"

**Landing**  
12'0" x 10'5"

**Bedroom1**  
14'0" x 12'2"

**En-Suite 1**  
9'7" x 5'5"

**Bedroom 2**  
13'11" x 10'1"

**En-Suite 2**  
6'10" x 4'9"

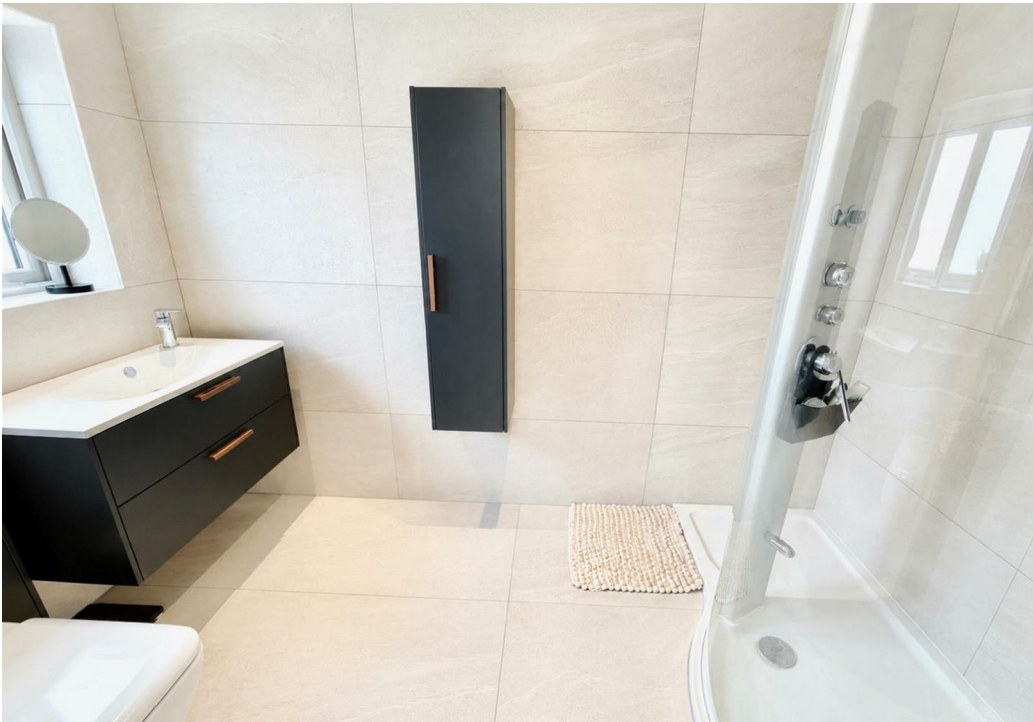
**Bedroom 3**  
11'8" x 9'4"

**Bedroom 4**  
10'1" x 10'0"

**Bathroom/w.c.**  
6'5" x 6'5"

**Garage**  
30'11" x 10'3"









Ground Floor



Floor 1

**Approximate total area<sup>®</sup>**

2064 ft<sup>2</sup>  
191.7 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

**Energy Efficiency Rating**

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 67                      | 78        |
|                                             | EU Directive 2002/91/EC |           |



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.

**21 Bishop Street, Stockton-on-Tees, TS18 1SY**

**Tel: 01642 607555**

**stockton@smith-and-friends.co.uk**

**www.smith-and-friends.co.uk**

