



This stunning property is offered to the market with no onward chain and has been refurbished to an exceptional standard throughout, creating a truly stylish and luxurious family home. Finished with elegance and attention to detail in every room, the property offers a perfect blend of contemporary living and practical family space.

The accommodation briefly comprises an inviting porch leading into a welcoming entrance hallway, two spacious reception rooms, one of which seamlessly flows into a beautifully designed open-plan fitted kitchen, creating the ideal space for modern family living and entertaining. The ground floor further benefits from a useful utility room, cloakroom/WC, and a delightful sun room overlooking the rear garden.

To the first floor, there are three generously sized bedrooms, all presented to a high standard, together with a modern family bathroom. The current owners have undertaken a comprehensive refurbishment programme, ensuring the property is ready for immediate occupation with no work required.

Externally, the property enjoys an enviable position, being not overlooked to the front, providing an excellent degree of privacy. To the rear is a spacious and sunny garden, perfect for outdoor entertaining, family enjoyment, or simply relaxing, with the added benefit of attractive partial river views.

#### Location

Situated just off The Green in Thornaby, within a quiet and highly desirable cul-de-sac, this impressive home is conveniently located close to a wide range of local amenities, reputable schools, shops, and leisure facilities. Excellent transport links are nearby, with easy access to the A19 providing straightforward commuting to surrounding towns and cities.

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

**White House Road, Stockton-On-Tees, TS17 0AJ**

**3 Bed - House**

**O.I.R.O £257,950**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



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ESTATE AGENTS

**White House Road, Stockton-On-Tees, TS17 0AJ**



**ENTRANCE PORCH**

Front entrance door, flooring, double glazed window to front aspect.

**ENTRANCE HALLWAY**

Double glazed window to side aspect, radiator, carpet flooring, stairs to upper level.

**LOUNGE**

Carpet, two radiators, wall lights, fire and surround.

**SECOND RECEPTION ROOM**

Open plan with kitchen, double glazed double doors to rear aspect, flooring, fire and surround.



**KITCHEN**

Double glazed window to side aspect. access to utility, flooring, spot lights.

**UTILITY**

Double glazed window to side aspect, radiator, flooring, access to sun room.



**SUN ROOM**

Rear access door, flooring, double glazed windows to rear and side aspects.

**CLOAKROOM/WC**

Double glazed window to side aspect, flooring, wash hand basin, WC.

**LANDING**

Double glazed window to side aspect, loft access, carpet, storage.



**BEDROOM ONE**

Double glazed window to front aspect, radiator, carpet.

**BEDROOM TWO**

Double glazed window to rear aspect, carpet, radiator.

**BEDROOM THREE**

Double glazed window to rear aspect, carpet, radiator.

**BATHROOM**

Walk-in shower, wash hand basin, WC, double glazed window to side aspect.

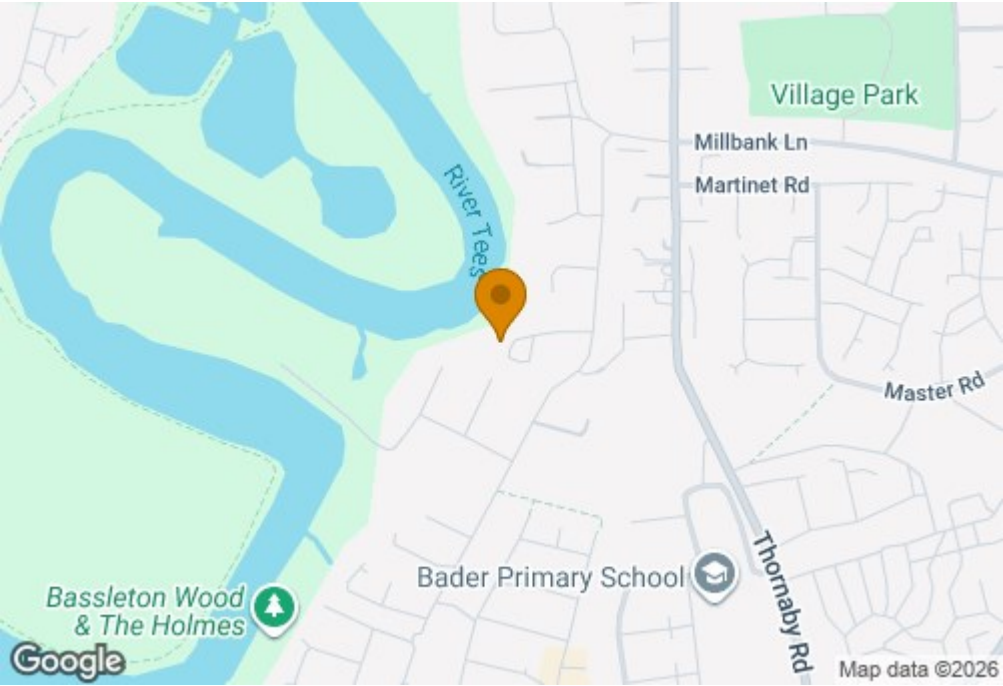


**EXTERNAL**

Rear garden, driveway and garage.



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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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      | 74                      |
| (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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