This exceptional corner-plot property offers a rare combination of space, style, and versatility, complete with a detached garage, a generous driveway, and a beautifully positioned suntrap rear garden. The outdoor space is further enhanced by a detached summer house, creating an ideal setting for relaxing, entertaining, or working from home.

Internally, the home is equally impressive. Finished to an exceptionally high standard and built to a premium specification, the property is thoughtfully arranged over three spacious floors. The ground floor benefits from underfloor heating throughout, adding both comfort and efficiency. Upon entering, you are welcomed by a well-presented entrance hallway leading to a versatile fourth bedroom, perfectly suited as a snug, home office, or study. There is also a convenient cloakroom and a truly outstanding kitchen/dining area, designed for modern living, with French doors that open directly onto the rear garden, seamlessly blending indoor and outdoor spaces.

The first floor offers a stylish and elegantly designed lounge, complete with a Juliet balcony that allows natural light to flood the room. This level also includes a contemporary family bathroom and an additional well-proportioned bedroom.

On the upper floor, you will find two generous double bedrooms, including a superb master suite featuring its own private ensuite, providing a comfortable and private retreat.

Ideally located in the charming village of Stillington, the property enjoys a peaceful setting while remaining conveniently close to surrounding villages, the popular town of Sedgefield, and excellent transport links via the A1, making it perfect for commuters and families alike.

Forest Park, Stockton-On-Tees, TS21 1NW

4 Bedroom - House - Townhouse

£225,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: C

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ENTRANCE HALLWAY
15'9 x 4'8 (4.80m x 1.42m)
Front door, tiled flooring, radiator, storage, stairs to upper level, under floor heating.

SNUG/BEDROOM
12'2 x 6'2 (3.71m x 1.88m)
Double glazed window to front aspect, radiator, tiled flooring, under floor heating.

KITCHEN
14'6 x 12'9 (4.42m x 3.89m)
Double glazed window to rear aspect, spot lights, tiled flooring, full length wall radiator, gas hob, under floor heating.

WC
3'5 x 6' (1.04m x 1.83m)
Double glazed window to side aspect, WC, wash hand basin, radiator, tiled flooring, under floor heating.

FIRST FLOOR LANDING
18'1 x 6'4 (5.51m x 1.93m)
Stairs to second floor, double glazed window to front aspect, carpet.

LOUNGE
12'4 x 13' (3.76m x 3.96m)
Double glazed doors to rear aspect with Juliet balcony, carpet, radiator.

BATHROOM
6'10 x 6'3 (2.08m x 1.91m)
Double glazed window to side aspect, bath, shower, wash hand basin, WC, radiator, part tiling.

BEDROOM/OFFICE
9'1 x 6'4 (2.77m x 1.93m)
Double glazed window to front aspect, radiator, fitted wardrobes, carpet.

SECOND FLOOR LANDING
3' x 7'1 (0.91m x 2.16m)
Carpet, radiator, loft access.

MASTER BEDROOM
15'3 x 10'10 (4.65m x 3.30m)
Double glazed window to rear aspect, carpet, radiator, fitted wardrobes.

EN SUITE
7'5 x 4'8 (2.26m x 1.42m)
Double glazed window to side aspect, walk-in shower, vanity wash hand basin, WC.

BEDROOM
11'8 x 9'3 (3.56m x 2.82m)
Double glazed window to front aspect, fitted wardrobes, carpet, storage cupboard.

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Ground Floor

Floor 1

Floor 2

Approximate total area(1)

1094 ft²

101.7 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.

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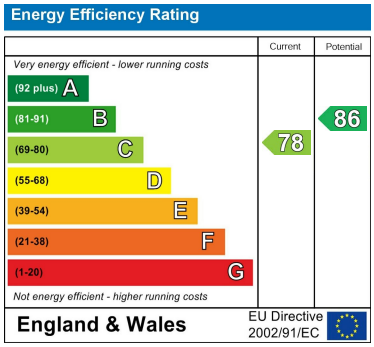

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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.

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