



Grass Croft, Long Newton, TS21 1BY
4 Bed - House - Mid Terrace
£270,000

EPC Rating: C
Tenure: Freehold
Council Tax Band: B



SMITH &
FRIENDS
ESTATE AGENTS

Grass Croft

Long Newton, Stockton-On-Tees, TS21 1BY

Situated within the charming village setting of Long Newton, this exceptional dream home has recently come to market, offering far more than first meets the eye. Deceptive in appearance yet impressively spacious throughout, the property has been thoughtfully designed to create a seamless flow across three beautifully presented floors.

Upon entering, you are welcomed by an inviting entrance hall leading to a convenient cloakroom. At the heart of the home lies a stunning open-plan kitchen and orangery—perfect for modern living and entertaining. This elegant space features a central island complete with an inset sink and breakfast bar, creating both a practical workspace and a sociable hub. The lounge, positioned to the front of the property, offers a cosy retreat and benefits from internal doors that connect effortlessly to the kitchen, enhancing the sense of openness. A useful utility room is also located just off the kitchen for added convenience.

The first floor comprises three well-proportioned bedrooms, alongside a stylish, contemporary bathroom featuring a walk-in shower. A dedicated study area provides the ideal space for home working and also offers access to the upper level.

The top floor is a true highlight of the home, boasting a beautifully elegant and generously sized master bedroom. This tranquil retreat enjoys picturesque views and benefits from ample built-in storage. Completing the suite is a sleek ensuite bathroom fitted with a modern walk-in shower.

Externally, the property continues to impress. The rear garden is well maintained and includes a delightful summer house, with direct access to the adjoining field—perfect for enjoying the peaceful surroundings. To the front, a spacious double driveway provides ample off-road parking.

Situated within a quiet cul-de-sac in the highly sought-after village of Long Newton, the property enjoys excellent transport links, with easy access to the A66 and close proximity to Durham Tees Valley Airport.











ENTRANCE HALLWAY

Stairs to upper level, radiator, storage cupboard, coved ceiling.

CLOAKROOM

w/c, wash hand basin and flooring.

LOUNGE

Flooring, radiator, double glazed bay window to front aspect, log burner.

KITCHEN

Internal doors to lounge, open plan with orangery, kitchen island, sink, flooring, spot lights.

ORANGERY

Double glazed doors to rear aspect, flooring, spot lights, 3 skylight double glazed windows, full length wall radiator.

UTILITY

Loft access, flooring, spot lights.

FIRST FLOOR LANDING

Flooring, spot lights.

BATHROOM

Tiled flooring, radiator, walk-in shower, vanity wash hand basin, vanity WC, spot lights.

BEDROOM TWO

Two double glazed windows to rear aspect, flooring, radiator.

BEDROOM THREE

Double glazed window to front aspect, flooring, radiator.

BEDROOM FOUR

Double glazed window to front aspect, flooring, radiator.

STUDY

Double glazed window to front aspect, radiator, flooring, stairs to second floor.

SECOND FLOOR LANDING

Flooring, spot lights, storage.

MASTER BEDROOM

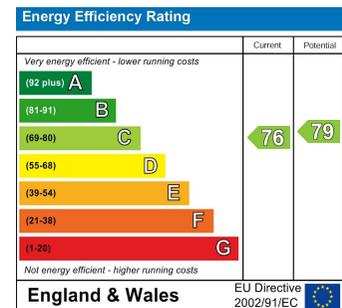
Double glazed skylight window to front aspect, double glazed window to rear aspect, flooring, radiator, spot lights.

EN SUITE

Double glazed window to rear aspect, walk-in shower, vanity wash hand basin, vanity WC, tiled flooring, heated towel rail.







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



**SMITH &
 FRIENDS**
 ESTATE AGENTS