



This well presented and superbly positioned corner plot has recently come to the market and is nestled within a quiet and private cul-de-sac, offering both privacy and an ideal family setting. The property is perfectly suited to a growing family, boasting four generously sized bedrooms, including ensuite facilities that provide both comfort and convenience.

The ground floor accommodation is both spacious and well laid out. It comprises a welcoming entrance porch leading into a bright hallway, a convenient cloakroom, and a stylish open-plan lounge and dining area ideal for family living and entertaining. To the rear, a large conservatory provides additional living space with views over the garden, while the extended kitchen offers ample storage and worktop space and benefits from direct access to the integral garage.

The upper level is arranged over a split landing and features a well-proportioned master bedroom complete with ensuite shower room, three further bedrooms, and a modern family bathroom, all designed to accommodate the needs of a busy household. Externally, the property continues to impress with a generous, fully enclosed rear garden, perfect for children, pets, or outdoor entertaining. To the front and side, there is a spacious driveway providing ample off-road parking, along with the garage for additional storage or secure parking.

Ideally located close to a range of local amenities, reputable schools, and convenient shops, this property offers an excellent balance of peaceful living and accessibility, making it an outstanding choice for families seeking both comfort and location.

**Roecliffe Grove, Stockton-On-Tees, TS19 8JU**

**4 Bedroom - House - Detached**

**£310,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: D**



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#### ENTRANCE PORCH

**3'5 x 3'5 (1.04m x 1.04m)**

Front door, flooring.

#### ENTRANCE HALLWAY

**10'7 x 6'5 (3.23m x 1.96m)**

Flooring, stairs to upper level, radiator, spot lights.



#### LOUNGE

**11'11 x 15'1 (3.63m x 4.60m)**

Double glazed window to front aspect, carpet, radiator, fire and surround.

#### DINING ROOM

**9'5 x 10'5 (2.87m x 3.18m)**

Carpet, radiator, patio doors, archway to lounge which is open plan.



#### KITCHEN

**9'6 x 20'1 (2.90m x 6.12m)**

Flooring, spot lights, two double glazed windows to rear aspect.



#### LANDING

**3'3 x 10'7 (0.99m x 3.23m)**

Carpet, loft, spot lights, storage cupboard.

#### BEDROOM ONE

**10'3 x 13'3 (3.12m x 4.04m)**

Carpet, double glazed window to front aspect, radiator, fitted wardrobes.

#### EN SUITE

**5'5 x 6'4 (1.65m x 1.93m)**

Double glazed window to front aspect, shower, WC, wash hand basin, carpet flooring.

#### BEDROOM TWO

**16' x 7'9 (4.88m x 2.36m)**

Double glazed windows to front and rear aspect, flooring, radiator.



#### BEDROOM THREE

**11'6 x 8'1 (3.51m x 2.46m)**

Double glazed window to rear aspect, radiator, currently used as a gym room.

#### BEDROOM FOUR

**8' x 7'6 (2.44m x 2.29m)**

Double glazed window to rear aspect, carpet, radiator.

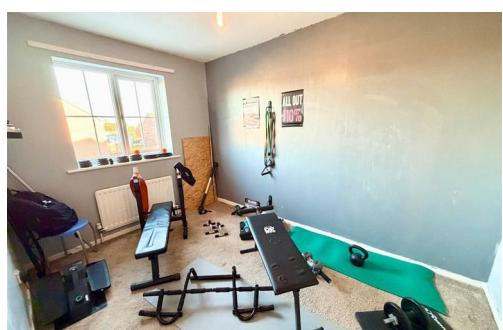
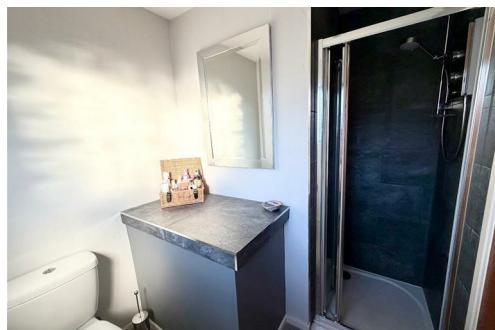


#### BATHROOM

**8' x 5'6 (2.44m x 1.68m)**

Double glazed window to rear aspect, bath, WC, partly tiled, carpet flooring.

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Ground Floor

Approximate total area<sup>(1)</sup>

1230 ft<sup>2</sup>

114.3 m<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>

0.9 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

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

74

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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