



**Chamomile Drive, Stockton-On-Tees, TS19 8FJ**  
**3 Bed - House - Detached**  
**Offers Over £215,000**

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



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# Chamomile Drive, TS19 8FJ

No Onward Chain – Well-Presented Detached Family Home

Offered for sale with Smith & Friends Estate Agents, this well-presented detached family home is ideally suited to modern family living and comes to the market with the added benefit of no onward chain. Offering well-proportioned accommodation throughout, the property provides a practical and appealing layout, both inside and out.

Upon entering, you are welcomed into a spacious entrance hallway providing access to the principal rooms, including a convenient downstairs cloakroom. The generous lounge offers a comfortable space for relaxing and entertaining, while to the rear of the property is a superb open-plan kitchen/diner with a new dishwasher installed August 2026. This sociable space provides ample room for both dining and everyday family life, with rear doors opening directly onto the garden, creating a seamless connection between the indoor and outdoor living areas.

To the first floor, there are three well-proportioned bedrooms, including a generous master bedroom complete with its own ensuite shower room. The remaining two bedrooms are complemented by a good-sized family bathroom, making the home ideally equipped for family life.

## Entrance Hallway

Entrance door, radiator, stairs, flooring.

## Cloakroom

Double glazed window, radiator, wash hand basin, WC.

## Lounge

Fire and surround, two radiators, carpet, coved ceiling.

## Kitchen/Diner

Tiled flooring, gas hob. partly tiled walls, double glazed doors to rear garden, double glazed window, storage cupboard.

## Landing

Storage, loft access, carpet, double glazed window.

## Bedroom

Carpet, radiator, double glazed window, built-in wardrobes.

## Ensuite

Double glazed window, shower cubicle, wash hand basin, WC, radiator.

## Bathroom

Double glazed window, bath, wash hand basin, WC, radiator, extractor fan.

## Bedroom

Double glazed window, carpet, radiator, fitted wardrobes.

## Bedroom

Double glazed window, carpet, radiator.









Ground Floor



Floor 1



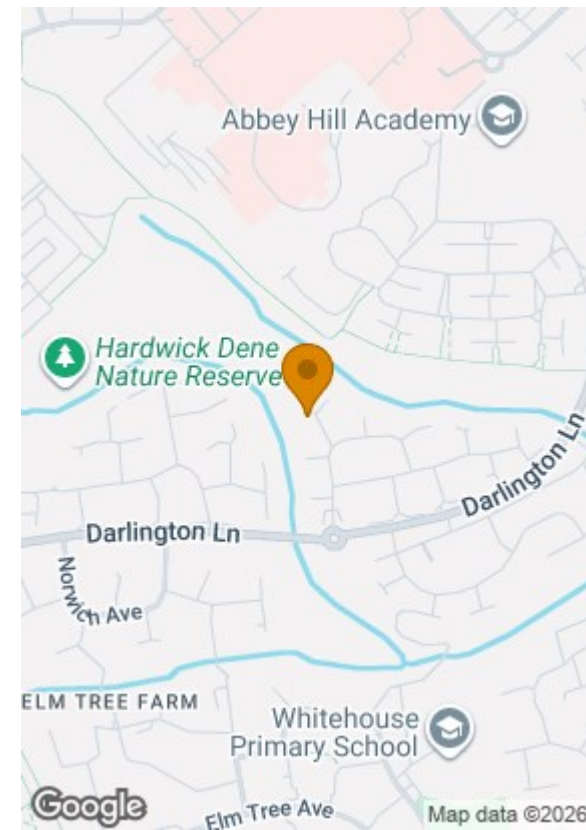
Approximate total area<sup>(1)</sup>

879 ft<sup>2</sup>  
81.5 m<sup>2</sup>

(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.

GIRAFFE360



| 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 |         |           |
| England & Wales                             |         |           |
| 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.

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