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42 Linden Avenue

Hartburn, Stockton-On-Tees, TS18 4EG

Offers in excess of £290,000

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Exceptional Refurbished Detached Bungalow | Prestigious Hartburn Location | Approx. 1,160 Sq Ft | Stunning Designer Kitchen & 23ft Orangery

Occupying a generous corner plot within the highly desirable Hartburn area of Stockton-on-Tees, this exceptional detached bungalow offers an impressive combination of character, contemporary luxury and versatile living space, extending to approximately 1,160 sq ft.

Beautifully refurbished from top to bottom, with no expense spared, the property has undergone a comprehensive transformation, including a brand-new roof, creating a stunning turn-key home finished to an outstanding standard throughout.







Full Description
The attractive double-fronted exterior retains charming period characteristics, including elegant bay windows and high ceilings, while the beautifully appointed interior delivers the style, comfort and practicality expected of a modern home.

At the heart of the property is the spectacular open-plan designer kitchen by Court Homemakers, a truly standout feature that was showcased in Living North Interiors magazine in 2024. Combining striking contemporary design with exceptional attention to detail, this impressive space provides a wonderful setting for everyday living and entertaining.

A particular highlight is the magnificent 23ft orangery, a superb addition that transforms the living accommodation. Featuring impressive skylight windows and dual-aspect French doors, this light-filled space creates a seamless connection with the surrounding gardens and offers fantastic flexibility for dining, relaxing and entertaining.

The accommodation is equally impressive throughout, offering two generously proportioned double bedrooms alongside a spacious additional reception room, which could alternatively be utilised as a third bedroom, providing excellent versatility to suit individual requirements.

A beautifully refitted bathroom completes the main accommodation, featuring a luxurious double-length walk-in shower and stylish contemporary fixtures and fittings.

Further benefits include a substantial loft space, accessed via a pull-down ladder and offering excellent storage, together with potential for future conversion, subject to the necessary planning permissions and building regulations.

Externally, the property occupies a fantastic corner plot, with attractive gardens and extensive wrap-around patio areas creating a wonderful environment for outdoor living.

A covered barbecue and seating area provides the perfect setting for alfresco dining and summer entertaining, while the generous outdoor space offers plenty of opportunities to relax and enjoy the surroundings.

Extensive off-road parking is another significant advantage, with double gates providing access for multiple vehicles, including space suitable for a motorhome. A detached garage/outbuilding offers valuable additional storage and benefits from a convenient side door opening onto the garden.

Situated within one of Stockton-on-Tees' most sought-after residential areas, the property enjoys excellent access to Hartburn Village, local shops, cafés and restaurants, with the beautiful Ropner Park and Lake within comfortable walking distance.

The nearby A66 and A19 provide excellent transport connections throughout the Tees Valley, while Yarm, Preston Park and a wider range of amenities are also conveniently accessible.

An outstanding opportunity to acquire a truly individual detached bungalow, combining beautiful period character with exceptional contemporary finishes, a magazine-featured designer kitchen, magnificent orangery and generous corner plot. A remarkable turn-key home in a prime Hartburn location, where early viewing is highly recommended.

Location
Situated within the highly desirable Hartburn area of Stockton-on-Tees, the property enjoys a fantastic setting in one of the town's most established and sought-after residential locations. Hartburn Village is conveniently nearby, offering a charming selection of independent shops, cafés and everyday amenities, while the beautiful Ropner Park provides an attractive setting for walking and recreation. The area is particularly popular for its community atmosphere, reputable schools and excellent accessibility, with Stockton town centre, Yarm and Preston Park all within easy reach. Convenient connections to the A66 and A19 provide straightforward access throughout the Tees Valley and surrounding areas, making this an ideal location for those seeking peaceful residential living without compromising on convenience.

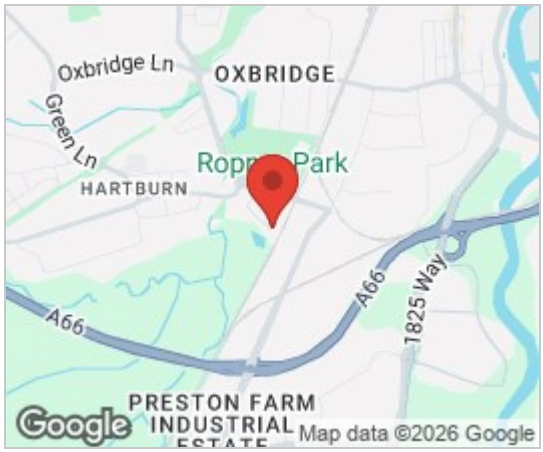
Note
Please Find The Attached Brochure With Material Information For Buyers.

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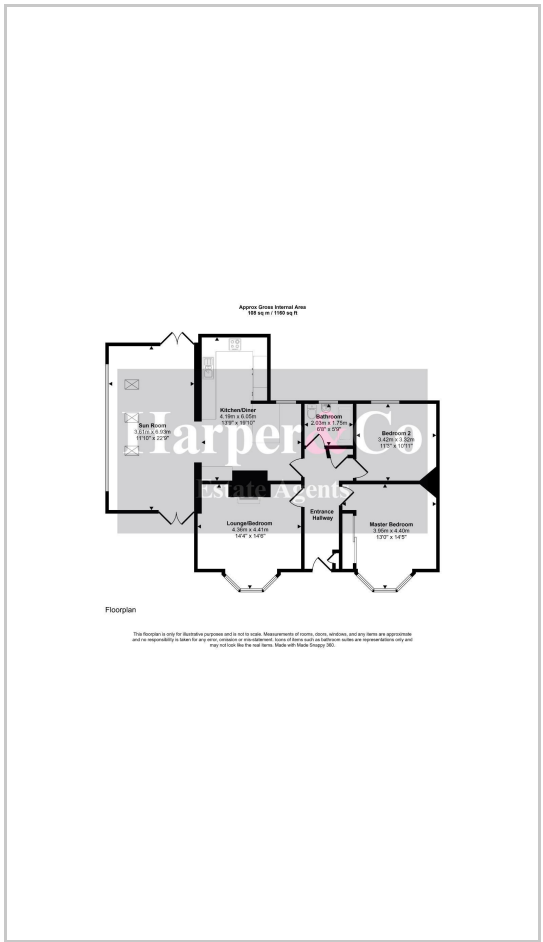
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Money Laundering
In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

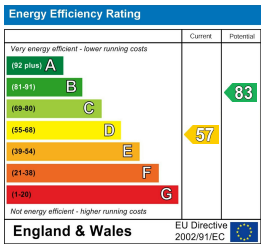
Area Map

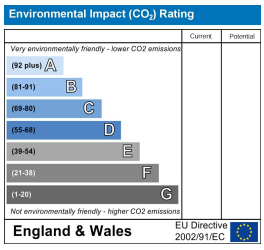


Floor Plans



Energy Efficiency Graph





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Progress House Fudan Way, Thornaby, Stockton-on-Tees, TS17 6EN
Tel: 01642 638 000 Email: sales@harperandcoestateagents.co.uk https://www.harperandcoestateagents.co.uk