



32 Snowdrop Close, Stockton-on-Tees
Offers in Region of £350,000



Michael Poole
SALES · LETTINGS · AUCTIONS





32 Snowdrop Close

Stockton-On-Tees

A stunning contemporary family home where statement interiors meet everyday luxury, with an incredible open-plan kitchen, show stopping principal suite and landscaped garden made for entertaining.

- Stunning contemporary family home with serious wow factor
- Spectacular open-plan kitchen/dining and entertaining space
- Wall length sliding doors creating a seamless connection with the garden
- Sophisticated separate living room with feature fireplace
- Showstopping principal bedroom with dramatic glazed gable
- Stylish en-suite plus family bathroom with Japanese plunge bath and fitted TV
- A private & beautifully landscaped rear garden with patio and decked entertaining areas
- Practical utility room and ground-floor WC
- Cul-de-Sac position with double block paved driveway and store
- Immaculately styled interiors offering a luxurious, move-in-ready feel

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Stylish Family Living with a Serious Wow Factor

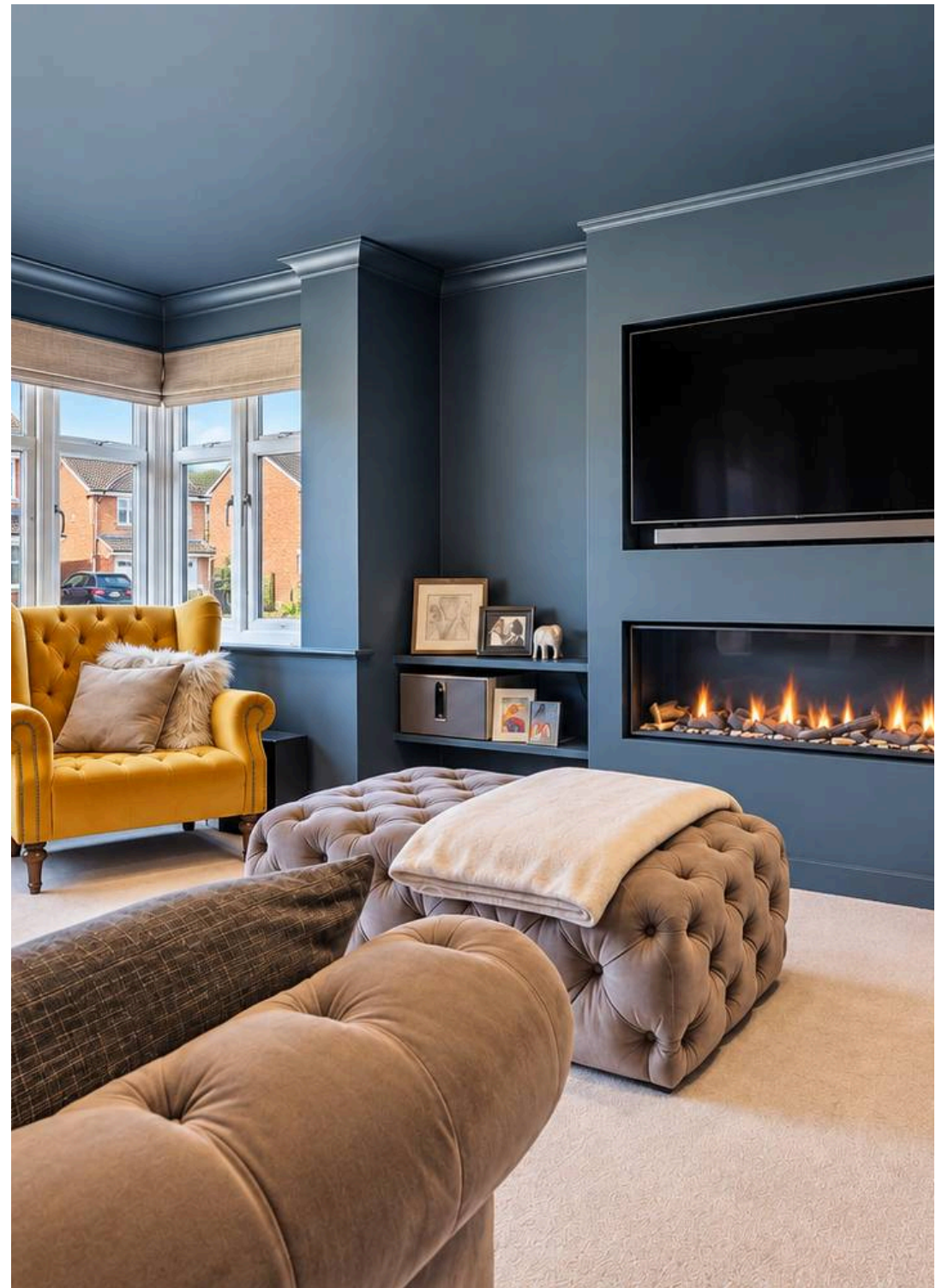
This is the kind of home where everyday family life feels just that little bit more special. Behind its traditional frontage is a beautifully styled, contemporary home where generous living spaces, statement interiors and a fabulous connection with the garden come together brilliantly.

At the heart of the house is the impressive **open-plan kitchen/dining space** – sleek, sociable and made for modern life. Whether it's coffee around the island, family dinners at the table or friends gathering for a Saturday night, this is a room designed to bring everyone together. Expansive sliding doors open the space towards the garden, creating that effortless indoor/outdoor feel that really comes into its own through the warmer months.

And when it's time to slow things down, the living room changes the mood completely. Deep, sophisticated tones, feature panelling and the contemporary fireplace create a wonderfully cosy retreat – somewhere to sink into the sofa, light the fire and switch off at the end of the day.

Upstairs, the bedrooms continue the home's individual sense of style, but the principal bedroom is the real showstopper. Dramatic floor-to-ceiling glazing and a vaulted glazed gable, frames the leafy outlook, filling the room with natural light and creating an almost boutique-hotel feel. The accommodation also includes an **en-suite and family bathroom with Japanese plunge bath and fitted TV**, giving the home the practicality busy family life demands.

Outside, the rear garden feels like an extension of the house rather than an afterthought. Contemporary landscaping combines lawn, generous paved entertaining space and a decked seating area, all framed by established greenery. It's easy to picture summer barbecues, drinks outside with friends or simply opening the doors and letting family life spill into the garden.



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Practicality hasn't been forgotten either, with a **utility room, ground-floor WC and store** complementing the main accommodation.

Snowdrop Close is a home with personality – stylish enough to impress, comfortable enough for everyday life and designed around the way families actually want to live.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





GROUND FLOOR

Entrance Hall

Double glazed composite entrance door with sidelights to entrance hall with large format tiled floor, staircase to the first floor, meter cupboard and ground floor cloakroom.

Cloakroom/WC

With low level WC, wash hand basin, chrome heated towel rail and mosaic style tiled walls.

Living Room

11' 5" x 15' 2" (3.48m x 4.62m)

(max measurement) With double glazed bay window to the front aspect, old school style radiator, feature panelling to walls and fireplace.

Open Plan Kitchen Diner/Garden Room

25' 8" x 15' 7" (7.82m x 4.75m)

With two high level Neff ovens, Neff fridge freezer, Neff dishwasher, Neff hob with extractor hood over, wine fridge, Silestone worktops including central island, tiled floor with full piped under floor heating and sliding doors opening to the rear garden.

FIRST FLOOR

Landing

With Herringbone style solid oak flooring, old school style radiator and loft access.

Master Bedroom

18' 5" x 20' 5" (5.61m x 6.22m)

(max measurement) With half Herringbone oak flooring and half carpet, vaulted ceiling, vertical old school style radiator, spotlights, professionally fitted wardrobes, Gazco gas fire and full wall length glazing with sliding door opening to a bespoke glass Juliet style balcony.



En-Suite

With double walk-in shower enclosure with drench style shower and shower attachment, chrome heated towel rail, floating style vanity unit with drawers below, low level WC, tiled floor and part tiled splashbacks.

Bedroom Two

9' 6" x 14' 7" (2.90m x 4.45m)

(measured into bay) With double glazed window and bay window to the front aspect with Plantation shutters and single radiator.

Bedroom Three

7' 4" x 8' 8" (2.24m x 2.64m)

With two double glazed windows to the front aspect with fitted blinds, radiator, Herringbone oak flooring and feature panelled wall.

Bathroom

With granite effect tiled walls and floor including step to Japanese plunge bath, bespoke oak floating style vanity unit, wall mounted mirror and inset TV, chrome heated towel rail, double glazed window to the rear aspect with Plantation shutters and low level WC.

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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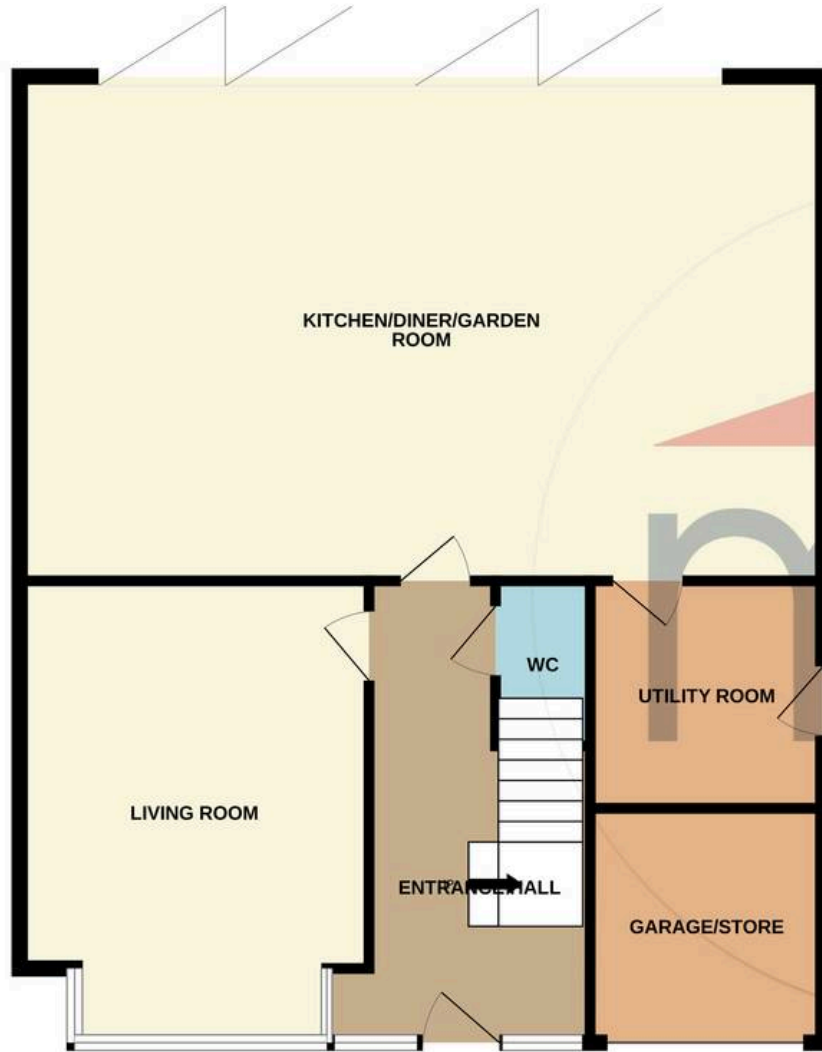
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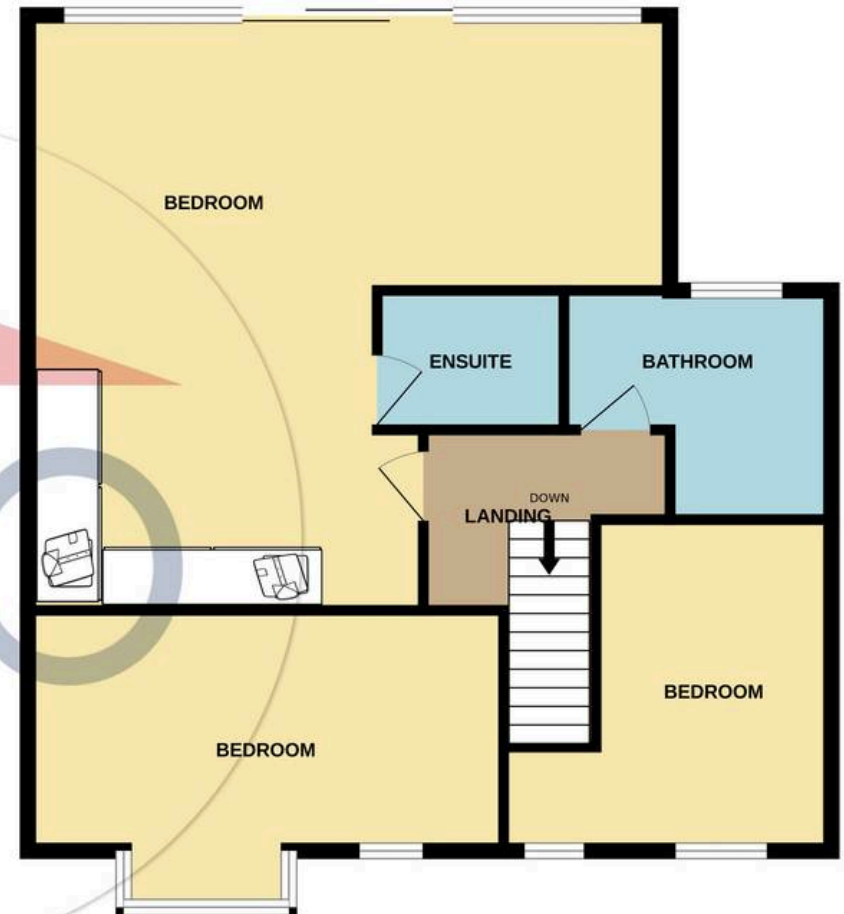




GROUND FLOOR

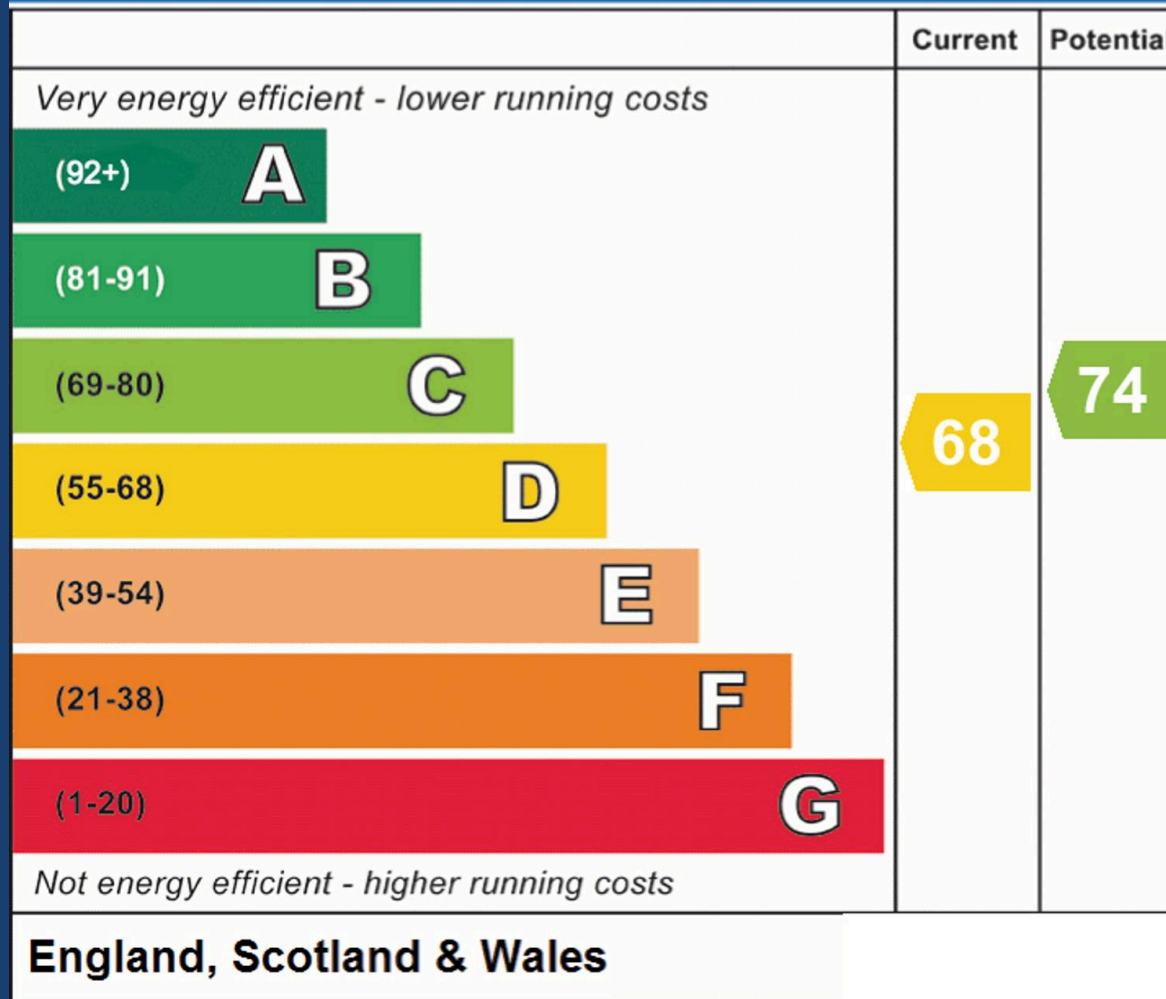


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



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