



1 Abbey Close, Stockton-On-Tees
£325,000





1 Abbey Close

Stockton-On-Tees

Four bedrooms are only part of the story – it's the corner plot, huge amount of parking, double garage and future potential that make this Fairfield home really stand out. Tucked into a small cul-de-sac, it's a home designed for busy family life with space to grow.

- Four-bedroom detached family home
- Prime position on a small Fairfield cul-de-sac
- Large corner plot with exceptional off-road parking for multiple vehicles
- Detached double garage
- Impressive 21ft living room & separate dining room opening onto the garden
- Modern kitchen/breakfast room with breakfast bar
- Extended utility room with garden access
- Potential to build above the utility extension, subject to consents
- Potential future en-suite or Jack-and-Jill bathroom
- Ground-floor cloakroom/WC
- Generous lawned and paved rear garden
- A home with genuine scope to adapt as the family grows

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Tucked away on a small cul-de-sac in Fairfield, this substantial four-bedroom home offers the sort of space that makes everyday family life easier – a large corner plot, generous parking, a double garage and an extended layout that still offers exciting potential to grow with you.

This is a home where there's room for everyone. The 21ft living room stretches from front to rear, creating a comfortable place to relax together, while the separate dining room opens directly onto the garden – perfect for family dinners that turn into summer evenings outside.

At the heart of the house is a modern kitchen/breakfast room, complete with breakfast bar, integrated dishwasher and fridge, and a range-style cooker included. Alongside it, the property has already been extended to create a particularly useful 9'5" utility room, providing additional fitted units, laundry space and direct garden access.

And it's that extension that could make this home particularly interesting for a buyer thinking longer term. Subject to the necessary planning and Building Regulations approvals, there may be potential to build above the existing utility extension, perhaps creating an en-suite to one of the bedrooms or even a Jack-and-Jill arrangement – adding another dimension to an already generous family home.

Upstairs, there are four genuine double bedrooms alongside the family bathroom. With bedrooms positioned to both the front and rear, there's flexibility for children, teenagers, guests and working from home.

But it's outside where this home really starts to separate itself.

Occupying a large corner plot, there's a substantial garden with both lawn and patio areas – plenty of room for children to play, summer entertaining, a greenhouse, outdoor furniture and simply enjoying having some breathing space around you. The photographs on page 8 show just how generous and usable the garden feels.

Council Tax band: E

Tenure: Freehold



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Then there's the parking. Lots of it. A sizeable block-paved area provides the kind of off-road space that makes life with several cars considerably easier, complemented by the detached double garage – ideal for cars, bikes, tools, hobbies, storage or a serious workshop. The extent of the parking and garage area can be seen particularly well on page 9.

This isn't simply about buying four bedrooms. It's about buying the space and flexibility to accommodate family life now, while retaining options for the future.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





GROUND FLOOR

Entrance Hall

Double-glazed entrance door with side light, leading into the entrance hall. Twin radiator, large cupboard beneath the stairs and staircase rising to the first floor.

Ground-Floor Cloakroom/WC

Chrome heated towel rail, vanity unit with cabinet beneath and low-level WC with concealed cistern. Feature-tiled lower walls and floor, and a double-glazed window to the front aspect.

Living Room 11' 4" x 21' 2" (3.45m x 6.45m)

Double-glazed bay window to the front aspect and double-glazed window to the rear aspect. Two twin radiators and a modern feature fireplace with electric fire.

Dining Room 12' 5" x 8' 4" (3.78m x 2.54m)

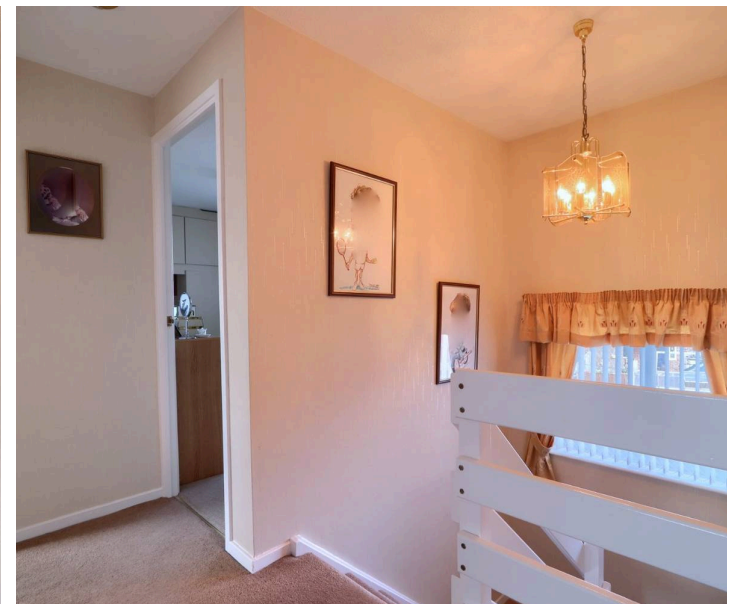
Double-glazed sliding patio doors leading to the rear garden, single radiator and dado rail.

Kitchen Breakfast Room 9' 7" x 10' 2" (2.92m x 3.10m)

Double-glazed window to the front aspect, single radiator, tiled floor and tiled splashbacks. Superb modern high-gloss kitchen with complementary granite-effect worktops, including a breakfast bar. One-and-a-half-bowl stainless-steel sink and drainer unit with mixer tap, integrated dishwasher and integrated fridge. Spotlights to the ceiling and range-style cooker, with splashback and overhead extractor hood included.

Utility Room 6' 8" x 9' 5" (2.03m x 2.87m)

Double-glazed windows to the front and side aspects, and a double-glazed door leading to the rear garden. Continuation of the high-gloss fitted kitchen units with complementary granite-effect worktops. Stainless-steel sink and drainer unit with mixer tap, plumbing for a washing machine, space for a tumble dryer and space for a freezer. Tiled floor and tiled splashbacks.



FIRST FLOOR

Landing

Double-glazed window to the rear aspect, loft access and airing cupboard.

Principal Bedroom 12' 2" x 9' 4" (3.70m x 2.84m)

Double-glazed window to the front aspect and single radiator.

Bedroom Two 11' 6" x 9' 2" (3.50m x 2.80m)

Double-glazed window to the rear aspect and single radiator.

Bedroom Three 11' 5" x 9' 1" (3.48m x 2.77m)

Double-glazed window to the front aspect and single radiator.

Bedroom Four 12' 7" x 9' 1" (3.84m x 2.77m)

Double-glazed window to the rear aspect and single radiator.

Family Bathroom

Double-glazed window to the front aspect. Side-panelled bath, pedestal wash-hand basin, low-level WC and single radiator. Tiled walls and tiled floor.

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.



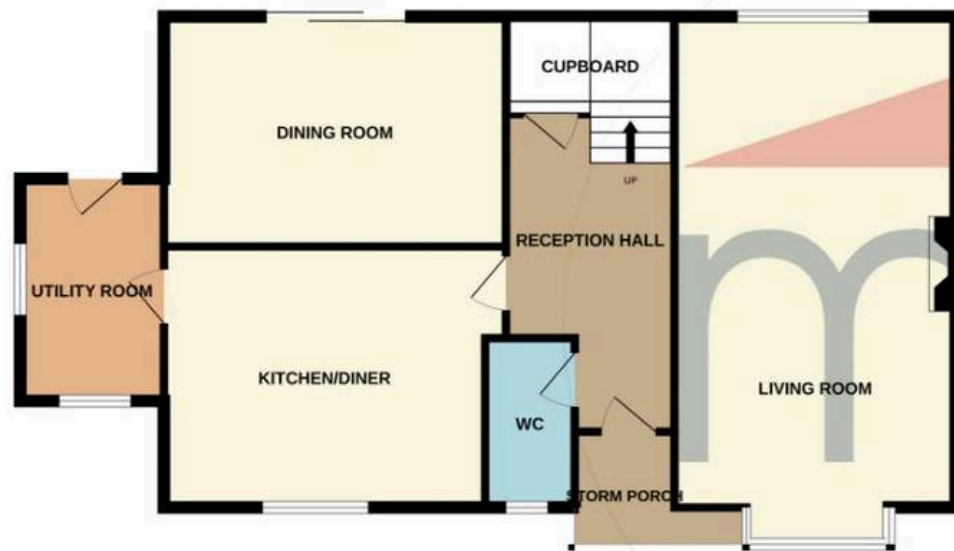




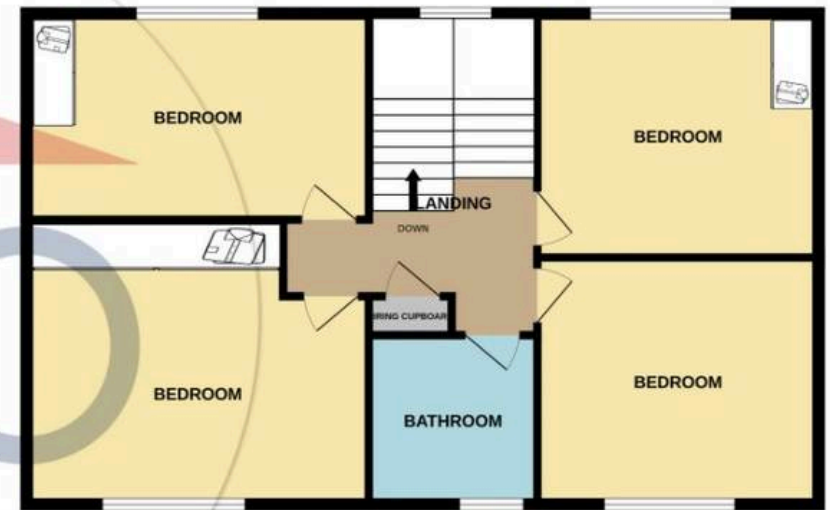
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GROUND FLOOR



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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		

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