



## 4 bed detached house to buy in

Arable Road, Stockton, Stockton-on-Tees,  
Durham, TS19 8GN

# £310,000

 x 4  x 2  x 2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ 4 Double Bedrooms
- ✓ Master Bedroom with En-Suite
- ✓ 2 Reception Rooms
- ✓ Driveway For Multiple Vehicle
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Arrange a viewing

Melanie Devine  
Branch Manager  
Stockton On Tees

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*\*\*\*4 Bedroom Detached Property\*\*\*\*\*

Welcome to this beautifully presented four-bedroom detached home, ideally situated on the highly sought-after Arable Road in Stockton-on-Tees. Perfect for families and professionals alike, this property offers spacious living throughout, modern finishes, and excellent outdoor space.

Step inside to a welcoming hallway leading to a beautifully presented lounge — an inviting space for relaxing evenings. The heart of the home is the bespoke kitchen/diner, featuring stylish cabinetry, quality worktops, and high-end integrated appliances, opening into a bright dining area with access to the rear garden. The second reception room offers a flexible space suited for various uses, while the utility room and ground floor WC add practicality to everyday living. Upstairs, you'll find four double bedrooms, each tastefully decorated. The master bedroom benefits from its own private en-suite, while the remaining rooms are served by a modern family bathroom.

To the front, a neatly maintained garden and driveway provide excellent kerb appeal and ample parking for multiple vehicles. The rear garden offers a private outdoor retreat with a patio area ideal for entertaining or enjoying quiet evenings outdoors.

Situated on Arable Road, this property is within reach to local schools, shops, parks, and transport links, making it an ideal choice for families. Stockton town centre and the wider Teesside area are easily accessible, offering a fantastic mix of leisure, shopping, and dining options.

For more information and to arrange an internal inspection please contact the Stockton branch today.

Council Tax Band: D

Tenure: Freehold

Price: £310,000

Property Type: Detached House

Parking: Driveway

Heating: Gas

## Entrance

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## Hallway

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## Lounge

4.63m x 3.56m (15'2" x 11'8")



## Kitchen/Diner

5.36m x 4.88m (17'7" x 16'0")



## Utility Room

2.525m x 1.362m (8'3" x 4'5")



## WC

2.268m x 1.605m (7'5" x 5'3")

## Reception Room

5.95m x 2.90m (19'6" x 9'6")



## 1st Floor Landing



## Bedroom 1

3.80m x 3.50m (12'5" x 11'5")



## En-Suite

2.20m x 1.57m (7'2" x 5'1")

## Bedroom 2

3.93m x 2.67m (12'10" x 8'9")



## Bedroom 3

3.00m x 2.76m (9'10" x 9'0")



## Bedroom 4

3.71m x 2.95m (12'2" x 9'8")



## Family Bathroom

2.09m x 1.80m (6'10" x 5'10")

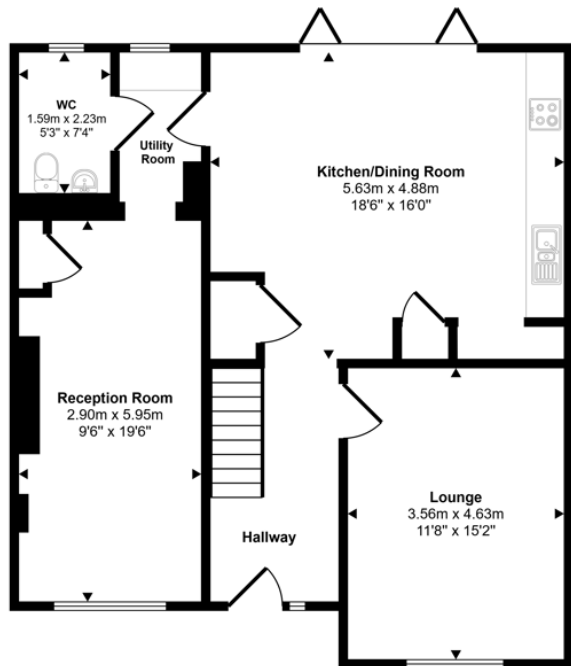


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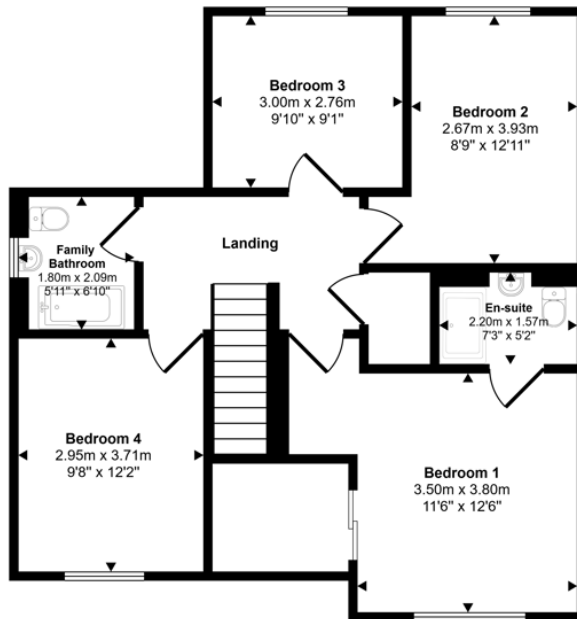
## External



Approx Gross Internal Area  
152 sq m / 1639 sq ft



Ground Floor  
Approx 80 sq m / 859 sq ft



First Floor  
Approx 72 sq m / 780 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		84	91
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Arable Road, Stockton, Stockton-on-Tees, Durham, TS19 8GN

Contact your local branch today for more information on this property:

**20 Bishop Street, Stockton, Cleveland, TS18 1SY, Tel: 01642 210132, stockton@pattinson.co.uk, www.pattinson.co.uk**

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