



4 bed detached house to buy in

West Garth, Carlton, Stockton-on-Tees,
Durham, TS21 1DZ

£750,000

H x 4 **D** x 3 **B** x 3

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ NO ONWARD CHAIN
- ✓ PRIVATE GARAGE & AMPLE
- ✓ DOUBLE GARAGE
- ✓ THREE RECEPTION ROOMS
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Charlotte Kitching
Branch Manager
Norton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Occupying a generous and private plot within the charming village of Carlton, Stockton-on-Tees, this impressive detached home offers a wonderful blend of space, character and modern family living. Set behind electric gates, the property enjoys a sense of seclusion with a substantial driveway leading to a double garage. Above the garage is a highly versatile additional space accessed by staircase, ideal for a home office, studio or playroom. Perfect for modern lifestyles where flexible working or family space is essential.

The home is surrounded by gardens with attractive patio areas to the front and pathways leading around both sides, creating a lovely connection between the indoor and outdoor spaces. Entering through the vestibule, you are welcomed into an elegant hallway where a striking bifurcated staircase creates an immediate focal point, complemented by practical understairs storage and a convenient ground floor cloakroom.

The living room is a warm and inviting space centred around a characterful inglenook-style fireplace with a wood burning stove, creating the perfect setting for cosy evenings. French doors open directly onto the garden, allowing natural light to pour in while seamlessly extending the living space outdoors during the warmer months. Internal double doors lead through to a playroom which offers flexibility for family life, whether used as a children's space, snug or additional sitting room, while a third reception room provides even further versatility.

At the heart of the home is the impressive kitchen, designed with both everyday living and entertaining in mind. A central island forms the natural gathering point, complemented by granite work surfaces, a comprehensive range of fitted units and integrated appliances. The space flows beautifully for hosting friends and family, while a separate utility room keeps the practicalities neatly tucked away.

The galleried landing on the first floor enhances the sense of space and light. The principal bedroom benefits from fitted wardrobes and a contemporary ensuite wet room featuring a sleek three-piece white suite. The second bedroom also enjoys fitted wardrobes and its own ensuite shower room. Bedrooms three and four are served by a stylish Jack and Jill shower room, making the layout ideal for family living.

Outside, the gardens are a true highlight of the property, wrapping around the home to create a peaceful and private outdoor setting. The expansive lawn and patio areas offer plenty of space for relaxing, entertaining and family activities, while the swim spa to the rear adds a luxurious touch, providing the perfect place to unwind or keep active throughout the year.

Council Tax Band: G

Tenure: Freehold

Price: £750,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

Accommodation

Hall



Living Room

7.19m x 4.46m (23'7" x 14'7")



Play Room

4.46m x 4.02m (14'7" x 13'2")



Kitchen

6.93m x 3.52m (22'8" x 11'6")



Third Reception

3.89m x 3.36m (12'9" x 11'0")



Bedroom 1

5.11m x 4.50m (16'9" x 14'9")



Ensuite Bathroom

3.46m x 3.04m (11'4" x 9'11")



Bedroom 2

4.46m x 4.06m (14'7" x 13'3")



Ensuite

2.50m x 1.87m (8'2" x 6'1")



Bedroom 3

3.53m x 3.46m (11'6" x 11'4")



Jack & Jill

3.51m x 2.63m (11'6" x 8'7")

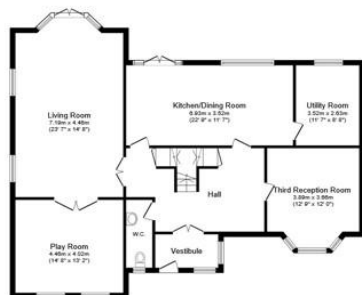


Bedroom 4

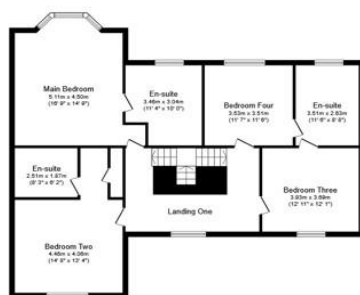
3.93m x 3.69m (12'10" x 12'1")

Rear Garden





Ground Floor
Floor area 130.4 sq.m. (1,403 sq.ft.)



First Floor
Floor area 122.8 sq.m. (1,322 sq.ft.)



Garage Ground Floor
Floor area 43.3 sq.m. (466 sq.ft.)



Garage First Floor
Floor area 40.3 sq.m. (434 sq.ft.)

Total floor area: 336.9 sq.m. (3,626 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

West Garth, Carlton, Stockton-on-Tees, Durham, TS21 1DZ

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

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