



33 Raby Road, Stockton-On-Tees
Stockton-On-Tees



Guide Price £325,000



33 Raby Road

Stockton-On-Tees, Stockton-On-Tees

Presenting this immaculate 4 bedroom semi-detached house, boasting a stunning extension that has created a fantastic open plan kitchen/dining/living space. Situated in a sought-after location, this property seamlessly blends traditional charm with modern amenities.

Upon entering the property, you are welcomed by a spacious porch leading to an inviting entrance hall. The ground floor features two reception rooms - a lounge with a beautiful bay window and a sitting room offering versatility for various living arrangements.

The highlight of the home is the remarkable open plan kitchen/dining/living space, flooded with natural light and enhanced by two sets of double doors opening onto the south-west facing rear garden. This space is perfect for entertaining guests or simply enjoying family meals together. The modern kitchen is equipped with high-end appliances and ample storage, making it a chef's delight.

Completing the ground floor is a convenient utility room and a modern shower room, adding to the practicality and comfort of the home. Moving upstairs, the first floor comprises four well-appointed bedrooms, offering plenty of space for a growing family or visiting guests.



The property benefits from three bathrooms, including a first-floor family bathroom and a separate shower room, providing convenience for busy households. The traditional bay-fronted exterior exudes character, while the contemporary interior offers streamlined living spaces perfect for modern lifestyles.

Outdoors, the property features a south-west facing rear garden, ideal for enjoying the sunshine or al fresco dining. A driveway and garage provide ample parking space for multiple vehicles.

In summary, this property offers a perfect blend of traditional elegance and modern comfort, creating a warm and inviting atmosphere for its occupants. With its ideal location, spacious living areas, and high-quality finishes throughout, this home presents a unique opportunity for a discerning buyer looking to settle in a well-established neighbourhood.

- Four Bedroom Semi Detached
- Stunning Extension Creating Fantastic Open Plan Kitchen/Dining/Living Space
- Two Reception Rooms
- Three Bathrooms
- South West Facing Rear Garden
- Driveway & Garage
- Council Tax Band: D | Tenure: Freehold





Porch

Hallway

16' 5" x 9' 2" (5.00m x 2.79m)

Lounge

16' 0" x 12' 11" (4.88m x 3.94m)

Sitting Room

12' 10" x 11' 0" (3.91m x 3.35m)

Kitchen/Diner

19' 2" x 19' 6" (5.85m x 5.95m)

Utility Room

14' 10" x 9' 8" (4.52m x 2.94m)

Ground Floor Shower Room

6' 8" x 5' 8" (2.03m x 1.72m)

Landing

Bathroom

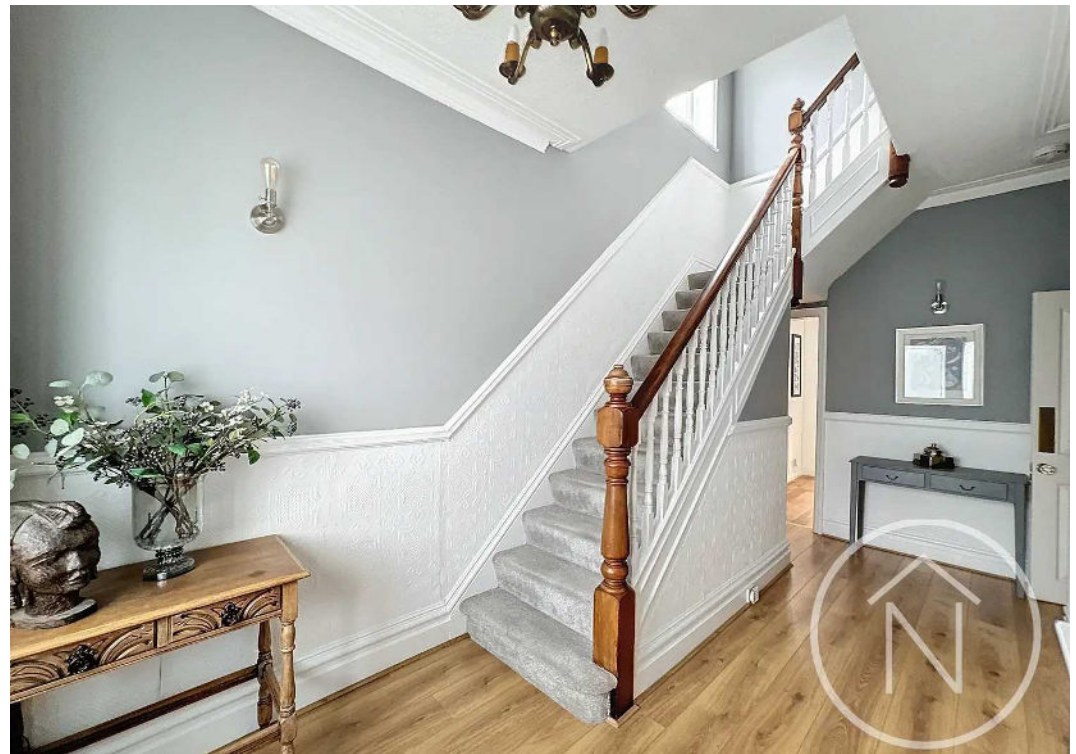
7' 1" x 5' 9" (2.15m x 1.75m)

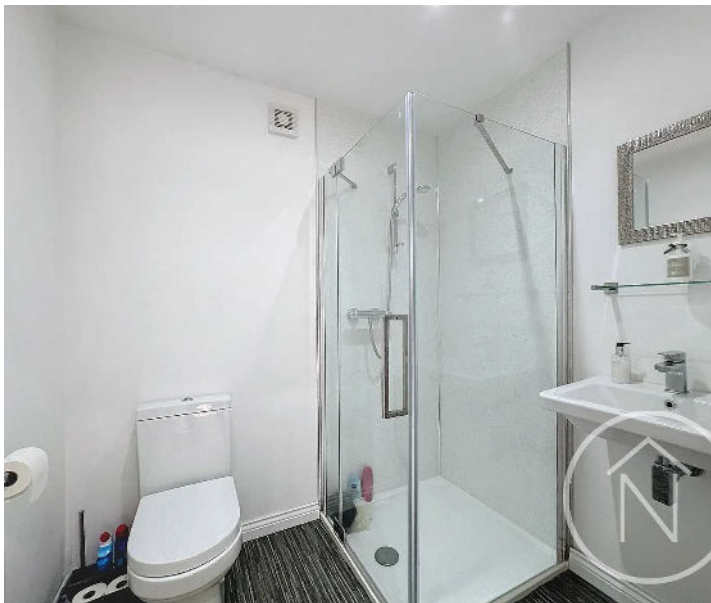
Bedroom One

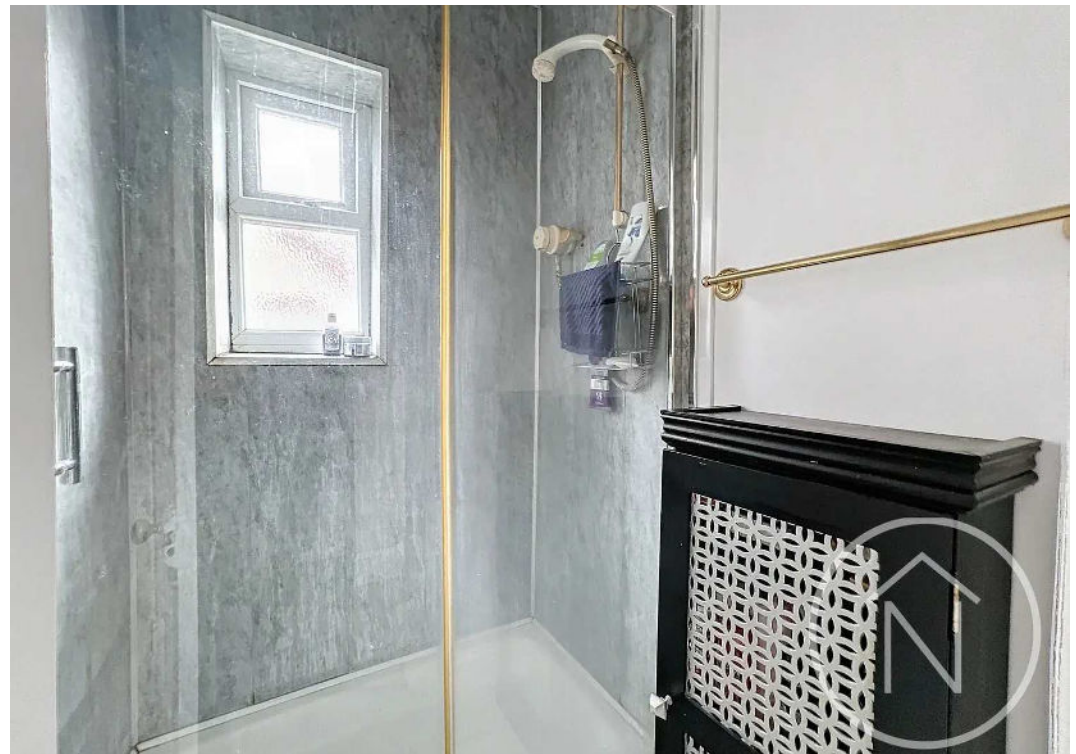
13' 2" x 12' 3" (4.01m x 3.74m)

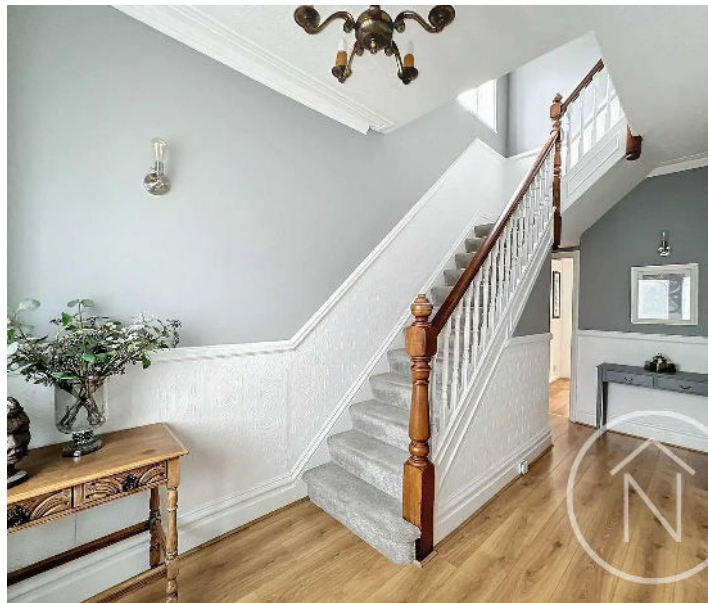
Bedroom Two

12' 10" x 11' 7" (3.91m x 3.52m)



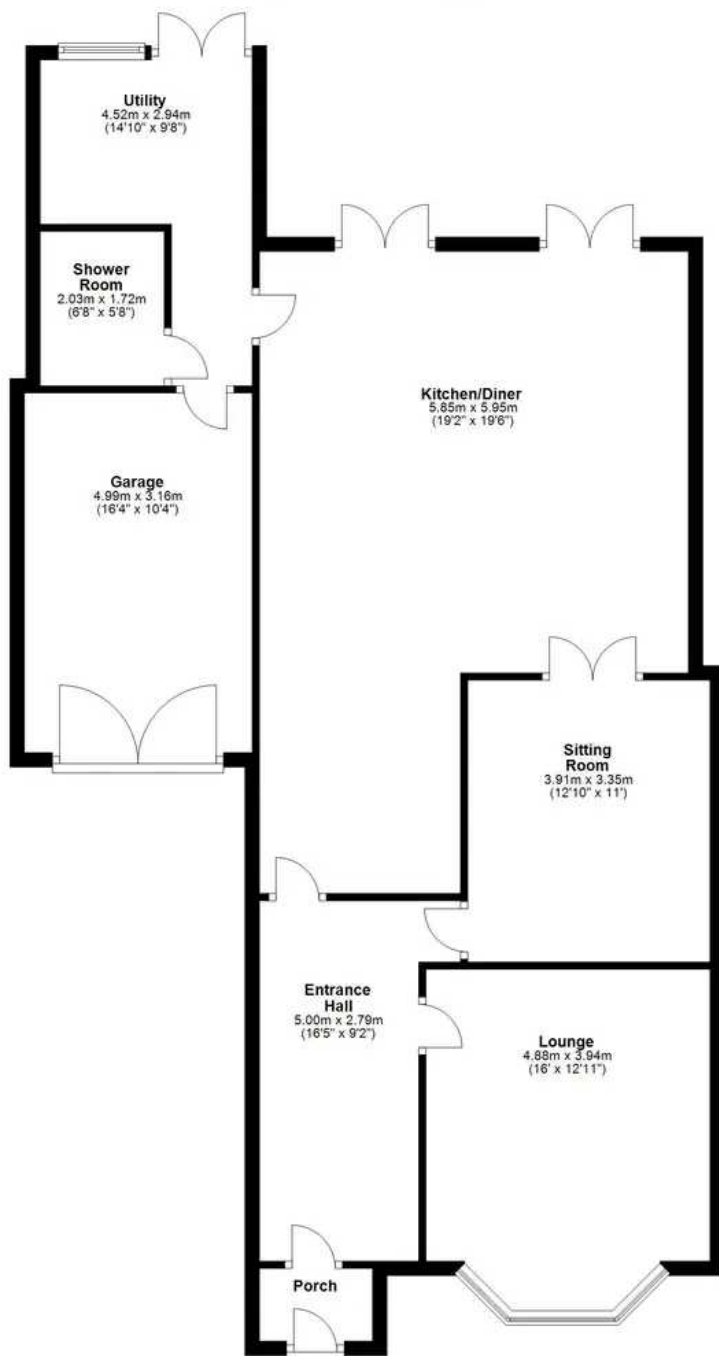






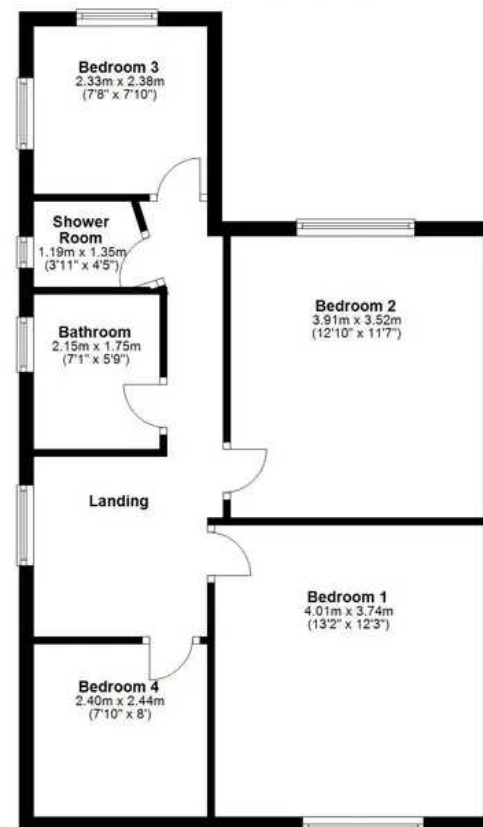
Ground Floor

Approx. 117.5 sq. metres (1264.6 sq. feet)



First Floor

Approx. 57.2 sq. metres (616.1 sq. feet)



Total area: approx. 174.7 sq. metres (1880.8 sq. feet)

Floor plan(s) by Northgate! for illustration purpose only all measurements are approximate.
Plans produced using PlanIt!



Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222 • billingham@northgates.net • www.northgates.co.uk/

