



Roecliffe Grove, Stockton-On-Tees

Stockton-On-Tees



Offers In Excess of £325,000



## Roecliffe Grove

### Stockton-On-Tees

- Four Bedroom Detached
- Gardens To Front, Side & Rear. South Facing To The Rear
- Large Driveway & Double Garage
- UPVC Double Glazing & Gas Central Heating
- Energy Efficiency Rating: D
- Large Plot In The Corner Of A Pleasant Cul-De-Sac
- Tenure : Freehold
- Council Tax : D

Nestled in a quiet cul-de-sac, this stunning 4-bedroom detached house sits proudly on a large plot in the corner, offering a perfect family home for those seeking space and comfort. The property boasts gardens to the front, side, and rear, with the rear garden benefiting from a desirable south-facing aspect. As you approach the house, you are greeted by a spacious driveway leading to the double garage, providing ample parking space for multiple vehicles. The property features UPVC double glazing and gas central heating, ensuring warmth and energy efficiency.

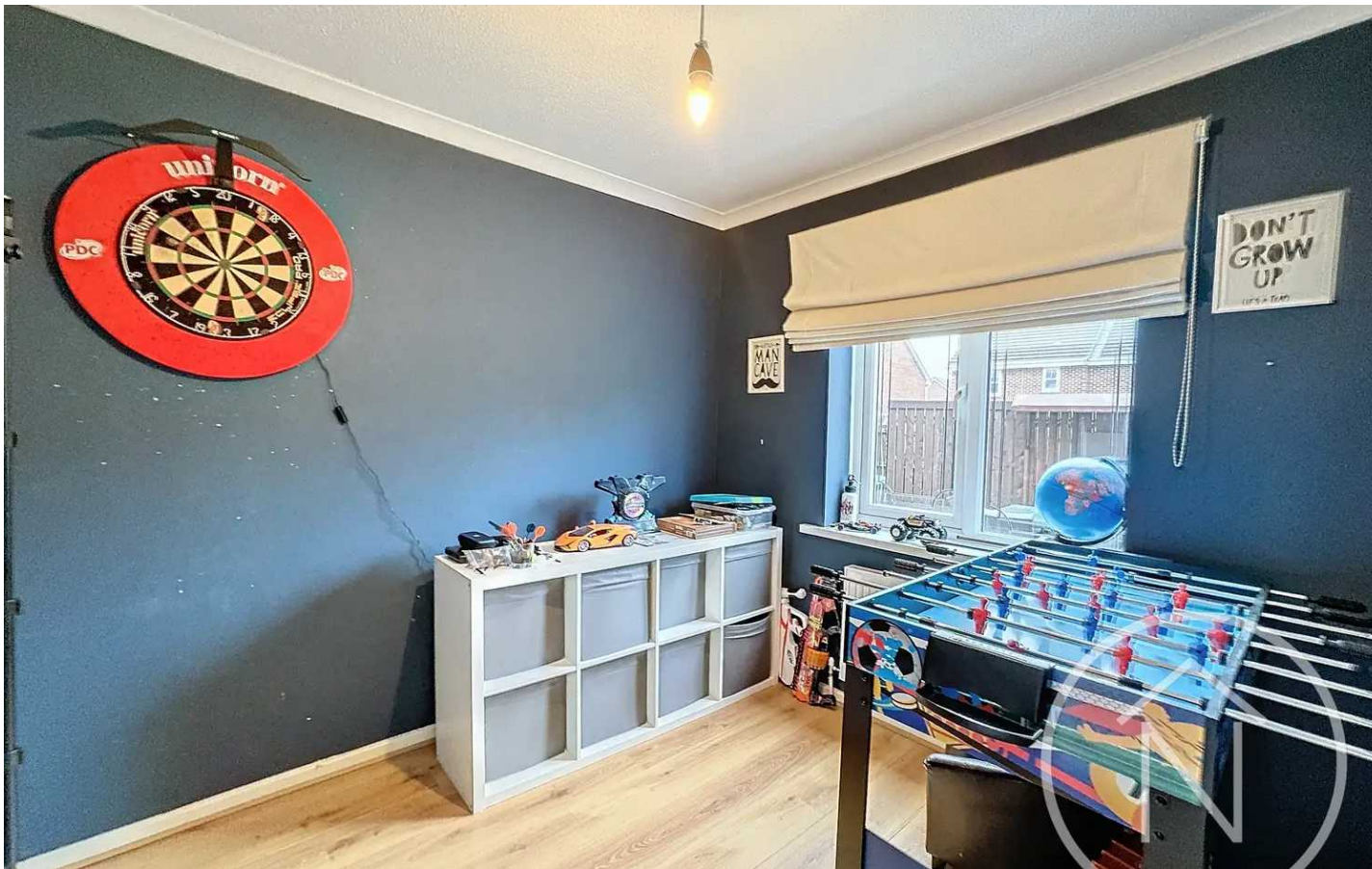
The accommodation on offer is both generous and well-designed for modern family living, comprising a porch, hallway, ground floor WC, a cosy lounge with a bay window, a dining room, and a versatile family room/study. The kitchen is a focal point of the home, offering a sociable space for cooking.



The first floor hosts four double bedrooms, including a master bedroom with an en-suite and walk-in wardrobe, providing a private sanctuary. There are three additional bedrooms and a well-appointed family bathroom. Completing the property is an integral double garage with an electric door, offering convenience and security for your vehicles and storage needs.

Step outside to enjoy the extensive outdoor space this property has to offer. The well-maintained gardens provide a peaceful retreat, perfect for outdoor dining or children's play. With the rear garden facing south, you can bask in the sunshine and create a picturesque outdoor haven. This property truly offers a blend of comfort, style, and functionality, making it a delightful place to call home for the discerning buyer seeking a spacious and well-presented property in a sought-after location.





**Porch**

**Hallway**

12' 1" x 5' 8" (3.68m x 1.72m)

**Lounge**

16' 2" x 15' 1" (4.92m x 4.60m)

**Dining Room**

8' 7" x 13' 1" (2.62m x 4.00m)

**Family Room**

8' 7" x 7' 11" (2.62m x 2.41m)

**Kitchen**

8' 7" x 14' 8" (2.62m x 4.46m)

**Landing**

9' 0" x 10' 0" (2.74m x 3.06m)

**Bathroom**

5' 9" x 9' 10" (1.76m x 2.99m)

**Bedroom One**

15' 5" x 14' 9" (4.71m x 4.49m)

**En-Suite**

5' 6" x 7' 8" (1.67m x 2.33m)

**Walk In Wardrobe**

5' 9" x 6' 11" (1.76m x 2.12m)

**Bedroom Two**

12' 0" x 11' 0" (3.66m x 3.35m)

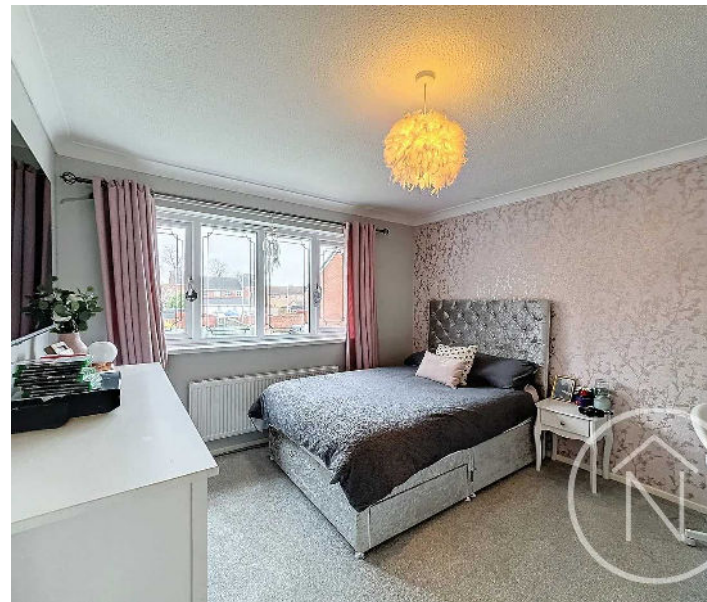
**Bedroom Three**

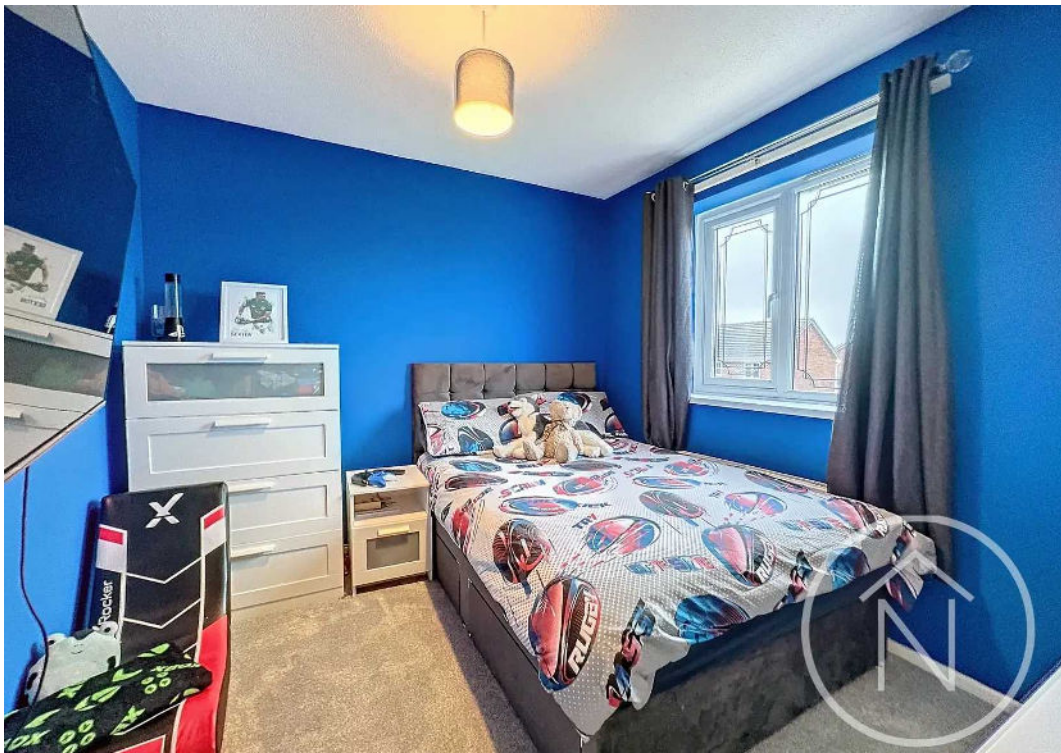
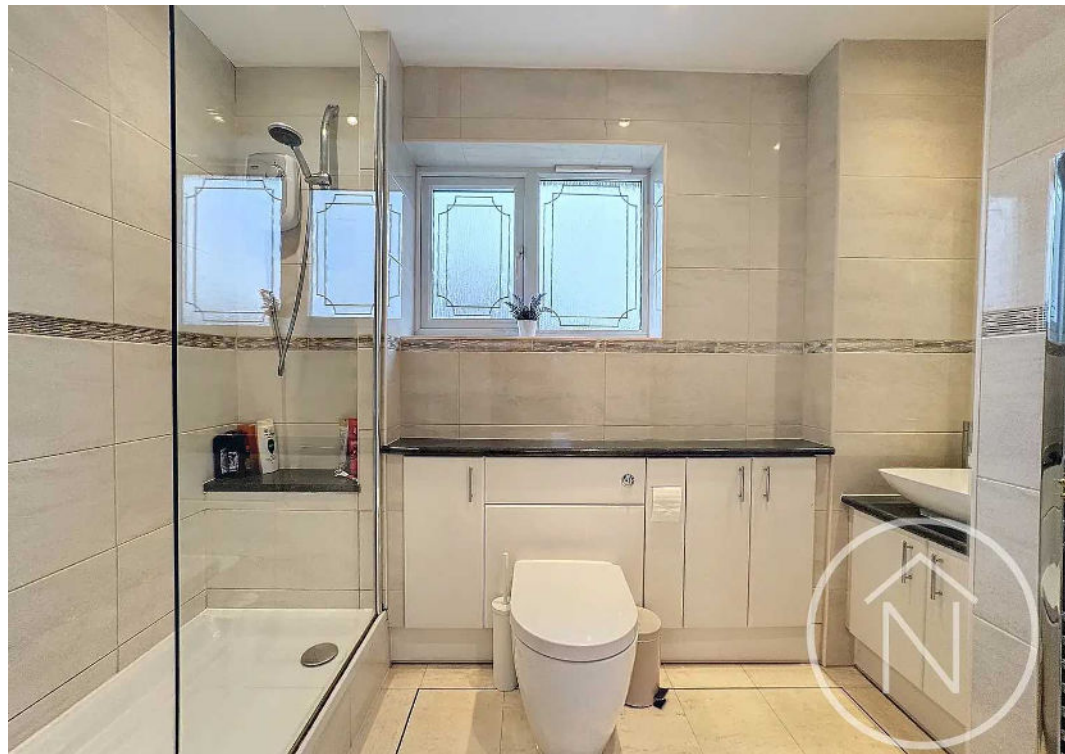
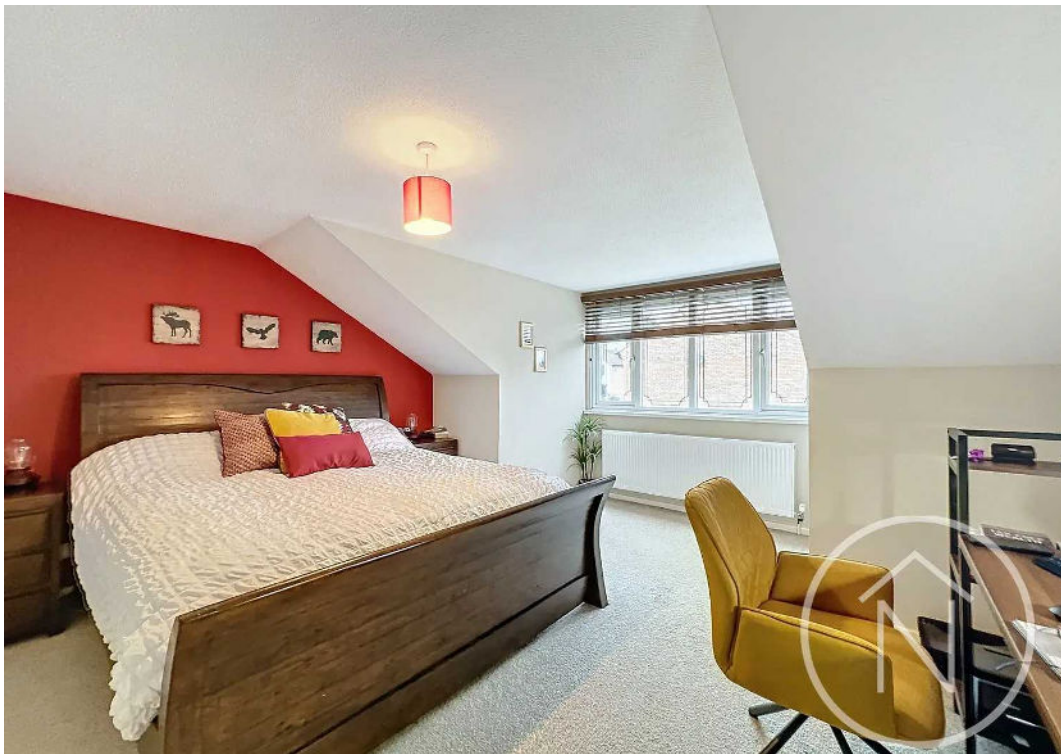
9' 1" x 11' 0" (2.76m x 3.35m)

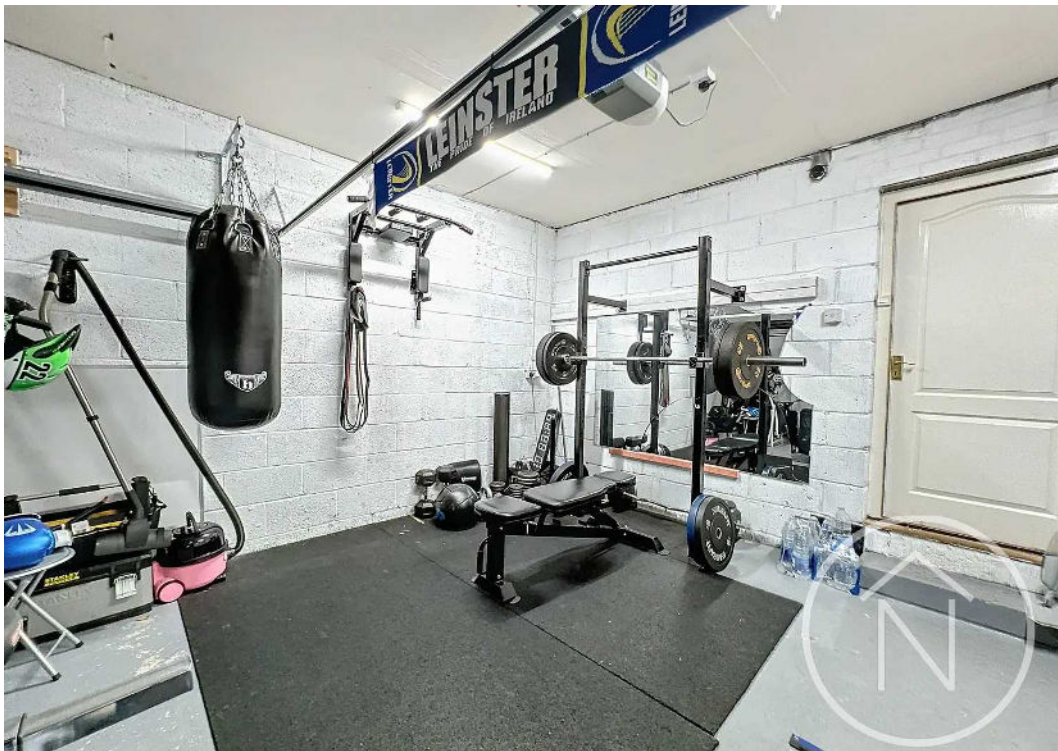
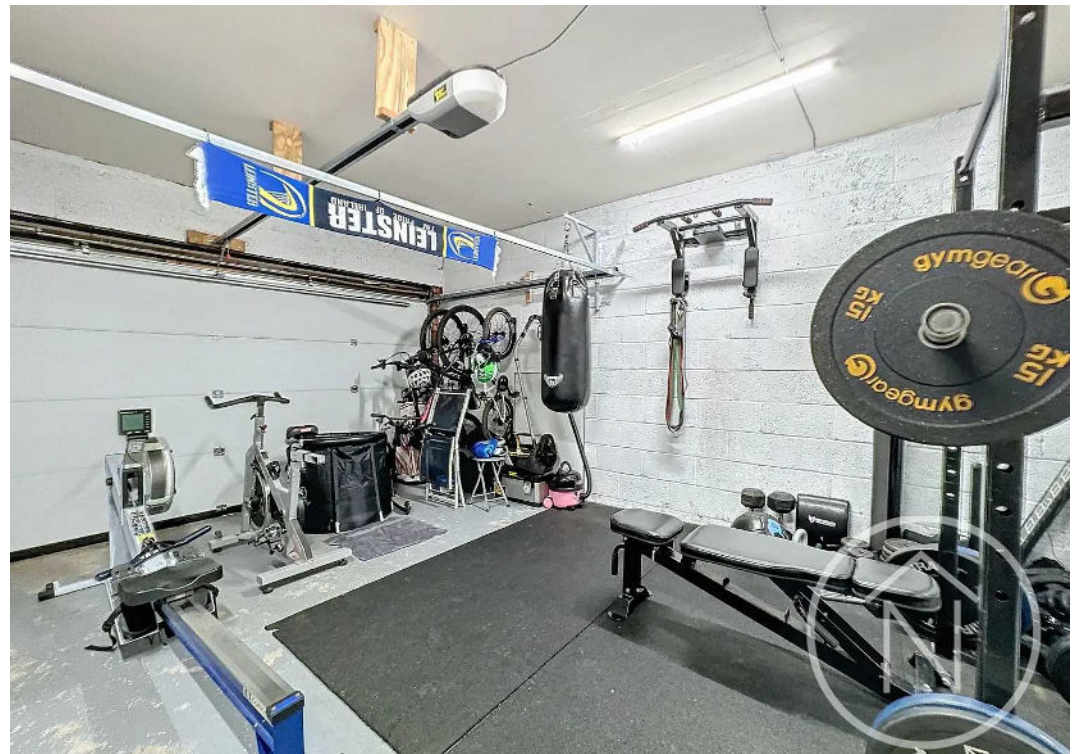
**Bedroom Four**

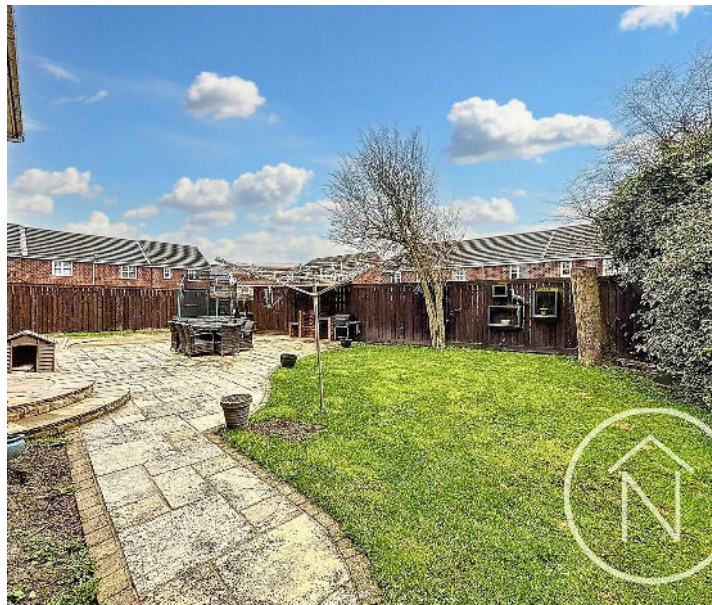
8' 9" x 10' 1" (2.67m x 3.07m)

**Driveway & Double garage**



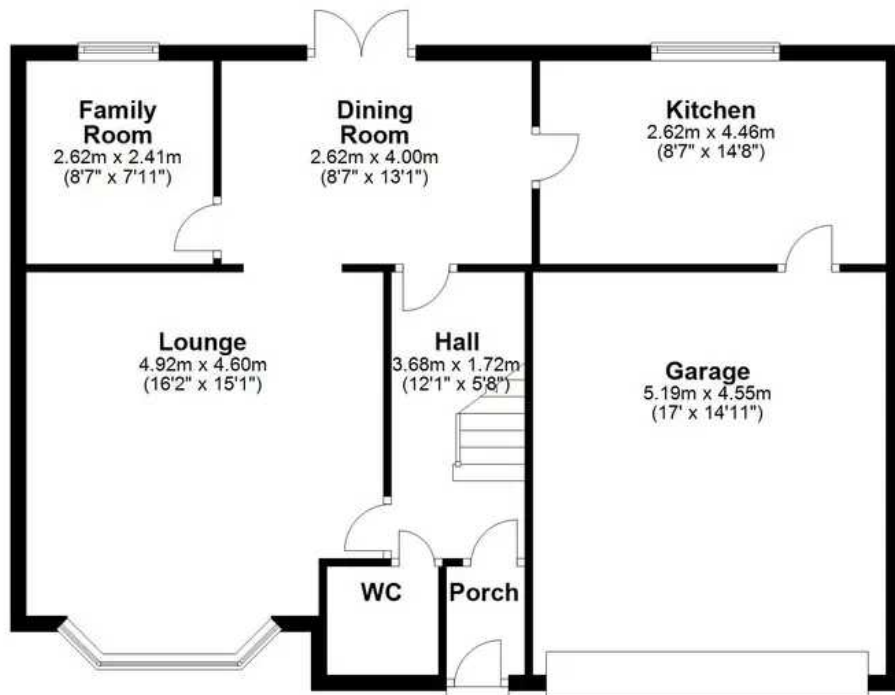






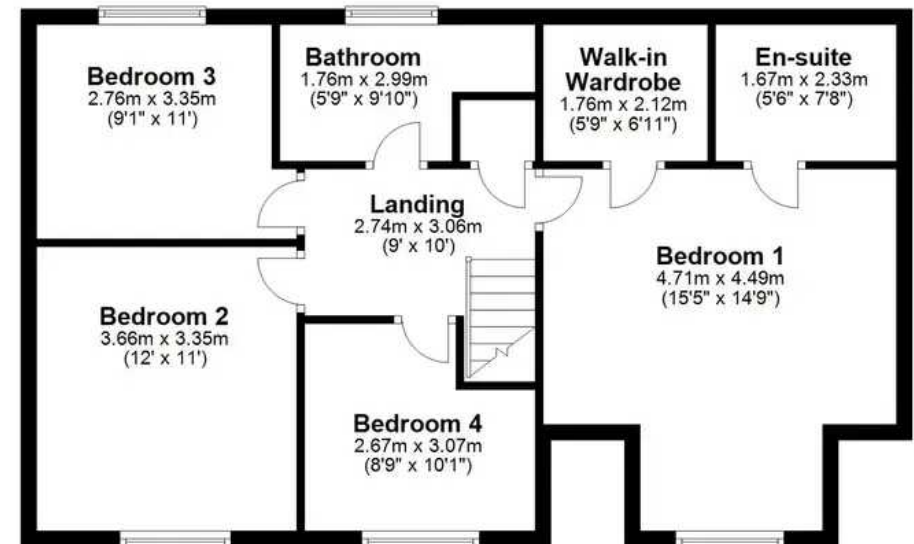
### Ground Floor

Approx. 85.0 sq. metres (915.2 sq. feet)



### First Floor

Approx. 68.8 sq. metres (740.3 sq. feet)



Total area: approx. 153.8 sq. metres (1655.4 sq. feet)

floor plan(s) by Northgate® for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.





## Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222 • [billingham@northgates.net](mailto:billingham@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)

