



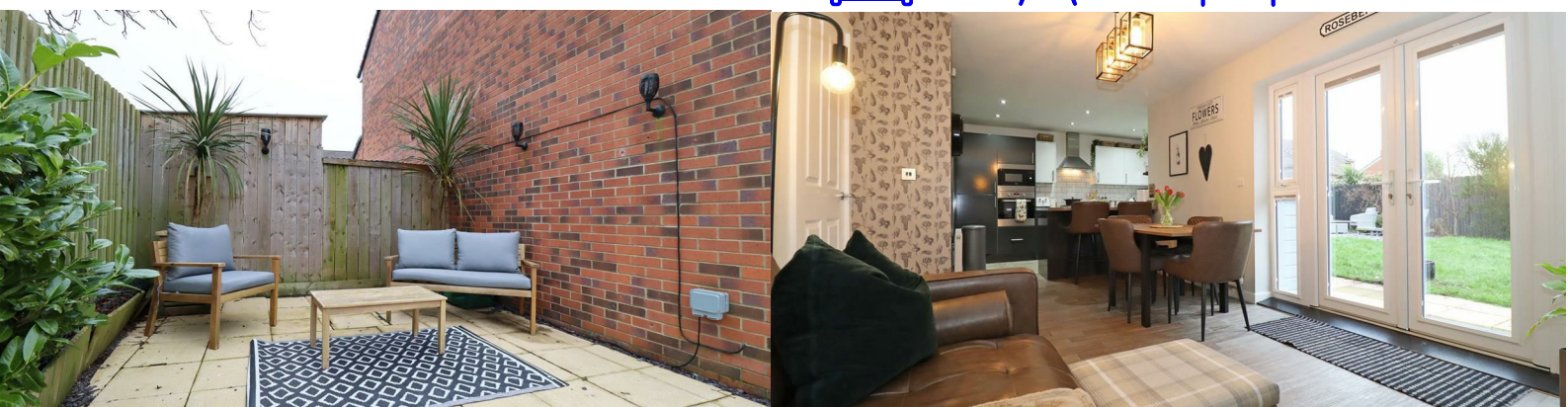
Roseberry Gardens, Carlton, Stockton-On-Tees, TS21 1FG

Immaculately presented four bedroom DETACHED HOUSE situated on a fantastic corner plot, with its prime location overlooking a green space and children's play area, the home offers a wonderful outlook. Orwell Grange a development of 36 homes in the village of Carlton. The property is still under the original 10 year NHBC warranty and is fitted with solar panels, helping to reduce your energy consumption. Orwell Grange is in an ideal location for a rural setting yet convenient for amenities and access to good road and transport links.

The ground floor features an entrance hall, lounge, convenient WC, and an open plan kitchen/dining with integrated appliances and living area that connects to the generous rear garden through French doors. Upstairs, the master bedroom has its own EN SUITE shower room while the three additional bedrooms share the modern family bathroom.

Outside, the property enjoys a corner position, enhancing its appeal and offering expansive views to the front. A large block-paved driveway and integral garage provide ample parking space, while the fenced garden offers privacy and security. The rear garden, predominantly laid to lawn with several seating areas, invites outdoor enjoyment and relaxation.

Offers Over £325,000



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HALL

WC

6'4" x 3'1" (1.93m x 0.94m)

LOUNGE

17" x 9'7" (5.18m x 2.92m)

KITCHEN/DINING ROOM

12'2" x 26'11" (3.71m x 8.20m)

LANDING

BEDROOM ONE

9'10" x 16'4" (3.00m x 4.98m)

ENSUITE

7" x 6'9" (2.13m x 2.06m)

BEDROOM TWO

13'4" x 13'3" (4.06m x 4.04m)

BEDROOM THREE

9'7" x 11'10" (2.92m x 3.61m)

BATHROOM

7'8" x 5'6" (2.34m x 1.68m)

BEDROOM FOUR

8'10" x 9'1" (2.69m x 2.77m)



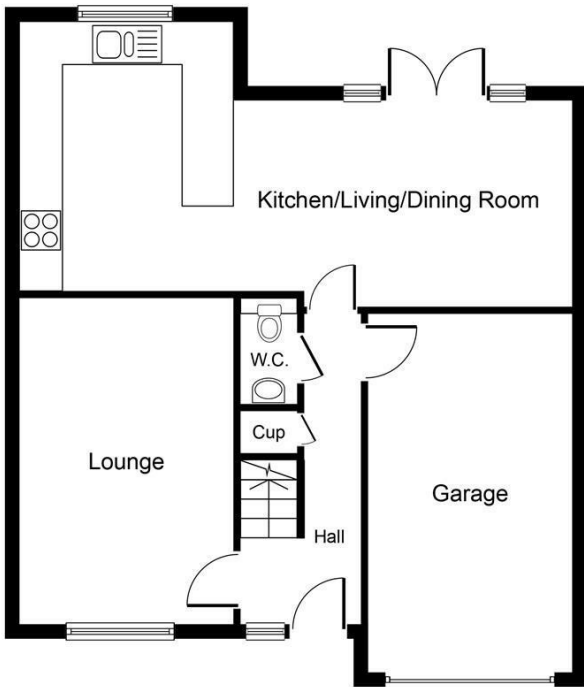
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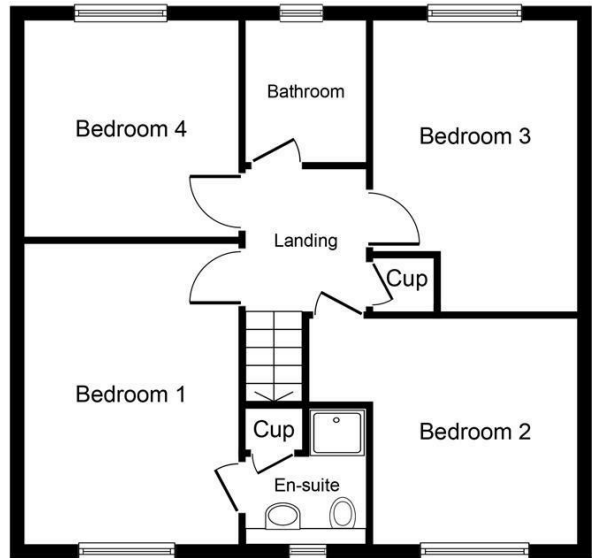
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Ground Floor

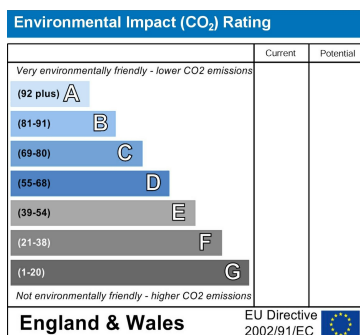
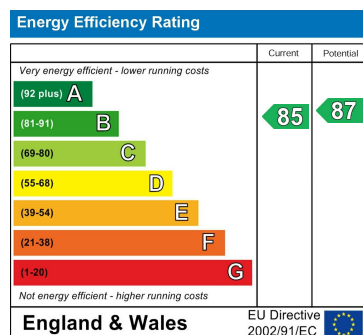


First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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