



## 4 bed detached house to buy in

Harvest Drive, Stockton, Stockton-on-Tees,  
Durham, TS19 8GQ

# £300,000

🛏 x4 🚿 x2 🚗 x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ POPULAR LOCATION
- ✓ DETACHED FAMILY HOME
- ✓ DRIVEWAY AND GARAGE
- ✓ OPEN PLAN LIVING
- ✓ EPC Rating B

## Key Information

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

## Description

Constructed by Avant Homes in 2019 and significantly enhanced since first occupation, this exceptional double-fronted detached residence on Harvest Drive delivers contemporary family living with a refined, high-spec finish throughout.

The kerb appeal is immediate and assured, symmetrical elevations, crisp detailing and a smart block-paved approach set a confident tone before you even step inside. Once through the door, the sense of space unfolds beautifully. At the heart of the home lies a striking open-plan kitchen, living and dining space, thoughtfully designed for modern lifestyles, whether that's casual family breakfasts, evening entertaining or hosting on a larger scale. A separate utility room keeps the practicalities discreetly tucked away, while a convenient ground floor cloakroom adds to the functionality.

Two well-proportioned reception rooms provide versatility in abundance. A formal lounge offers a calm retreat with a modern media wall, while the second reception lends itself perfectly to a home office, snug or playroom. Ideal for today's flexible working demands.

Upstairs, four generously sized bedrooms create comfortable accommodation for growing families or visiting guests. The principal suite benefits from a sleek, contemporary en-suite and a fitted wardrobe, complemented by a stylish family bathroom finished with modern fittings and clean architectural lines.

Externally, the property occupies a notably generous plot. The rear garden is a true asset, expansive, private and designed for enjoyment. Two paved patio seating areas invite al fresco dining in the warmer months, with ample lawn for children to play or for keen gardeners to personalise.

A triple-length block paved driveway leads to the garage, providing substantial off-street parking and additional storage options.

Positioned within easy reach of University Hospital of North Tees, the location is particularly convenient for healthcare professionals or anyone seeking swift access to major local amenities. A home of quality, space and modern comfort, ready to be enjoyed from day one. Call

Council Tax Band: D

Tenure: Freehold

Price: £300,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Accommodation

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### Living Room

4.34m x 3.14m (14'2" x 10'3")



### Second Reception Room

3.04m x 1.98m (9'11" x 6'5")



### Kitchen

8.34m x 2.37m (27'4" x 7'9")



### Dining Room



### Seating area



## Utility room



## Cloak room

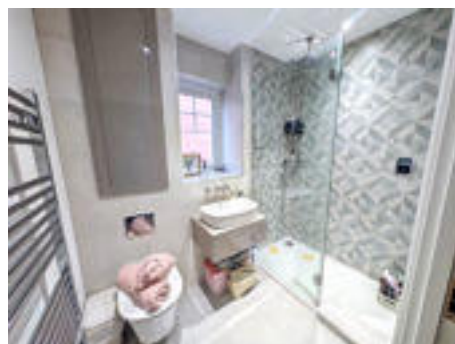


## Bedroom 1

5.07m x 3.20m (16'7" x 10'5")



## En Suite



## Bedroom 3

3.04m x 2.85m (9'11" x 9'4")



## Bedroom 2

2.97m x 2.85m (9'8" x 9'4")



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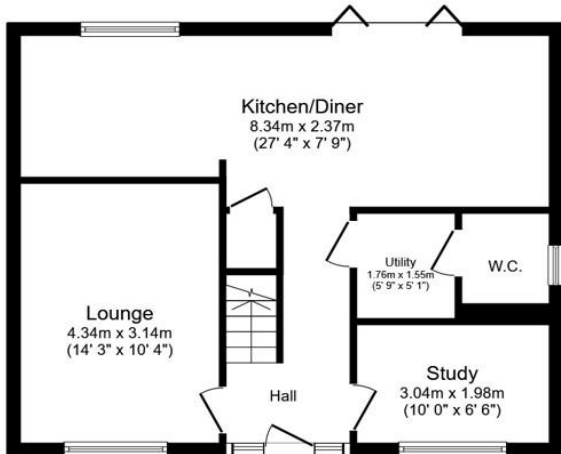
## Bathroom

2.13m x 1.66m (6'11" x 5'5")

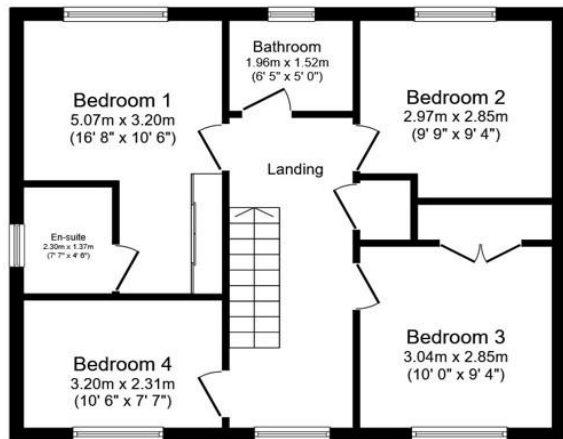
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## Rear garden





**Ground Floor**  
Floor area 56.8 sq.m. (611 sq.ft.)



**First Floor**  
Floor area 56.8 sq.m. (611 sq.ft.)

**Total floor area: 113.6 sq.m. (1,223 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 |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         | 93        |
| (81-91) <b>B</b>                                   | 85                      |           |
| (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 |           |

Harvest Drive, Stockton, Stockton-on-Tees, Durham, TS19 8GQ

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