



To buy

## 2 bed cottage to buy in TS21

Carlton, Carlton, Stockton-on-Tees,  
Durham, TS21 1DY

# £199,950

🛏 x2 🍳 x1 🚗 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ VILLAGE LOCATION
- ✓ NO ONWARD CHAIN
- ✓ SPACIOUS LOUNGE
- ✓ MODERN KITCHEN
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Situated within the picturesque Village of Carlton, this beautifully cottage offers the perfect blend of rural tranquillity and modern day living, ideal for those seeking a peaceful lifestyle whilst remaining within easy reach of Stockton, Darlington and excellent transport links via the A19. Whether you are a first-time buyer searching for a home ready to move straight into, looking to downsize without compromise, or seeking the perfect second or holiday home retreat, this charming property is certain to impress from the moment you arrive.

Set back behind a lawned front garden with private parking for two vehicles, the property immediately captures the character and appeal of village living. Internally, the accommodation has been thoughtfully modernised throughout whilst carefully retaining a wealth of charm and original character features including period doors and banister details that add warmth and authenticity to the home.

The entrance hall leads to a generously sized living room, a superb space for both relaxing and entertaining, with ample room for a dining table and a feature fireplace recess perfectly suited for a log burning stove, creating a cosy focal point for the colder months. To the rear, the fitted kitchen has been designed with both style and practicality in mind, offering an excellent range of modern units with soft close doors, ceramic sink with mixer tap, integrated hob, oven and extractor hood, whilst a door to the side aspect provides access to the enclosed rear garden.

To the first floor, the spacious principal bedroom enjoys a pleasant front aspect, whilst the second bedroom overlooks the rear garden and offers versatility as a guest room, dressing room or home office. Completing the accommodation is the stunning contemporary shower room, finished to a high standard and adding a luxurious touch to this already appealing home.

Further benefits include gas fired central heating via a combination boiler and double glazing throughout, with the exception of one retained period feature window within the kitchen, preserving the cottage's original charm.

Beautifully presented, and ready to enjoy from day one, this exceptional cottage delivers the perfect combination of character, comfort and countryside living within a sought after village setting. Early viewing is highly recommended through our Norton Office to fully appreciate the accommodation, setting and lifestyle on offer.

Council Tax Band: C

Tenure: Freehold

Price: £199,950

Property Type: Cottage

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Air conditioning: No

Mobile signal coverage: Good

## Accommodation

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### Living Room

5.02m x 3.82m (16'5" x 12'6")



### Kitchen

3.53m x 2.26m (11'6" x 7'4")



### Bedroom 1

4.90m x 3.29m (16'0" x 10'9")



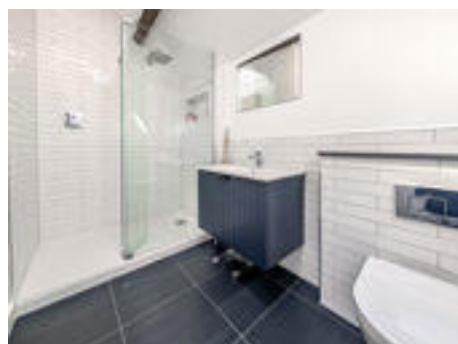
### Bedroom 2

3.41m x 2.26m (11'2" x 7'4")



### Shower Room

2.86m x 1.58m (9'4" x 5'2")



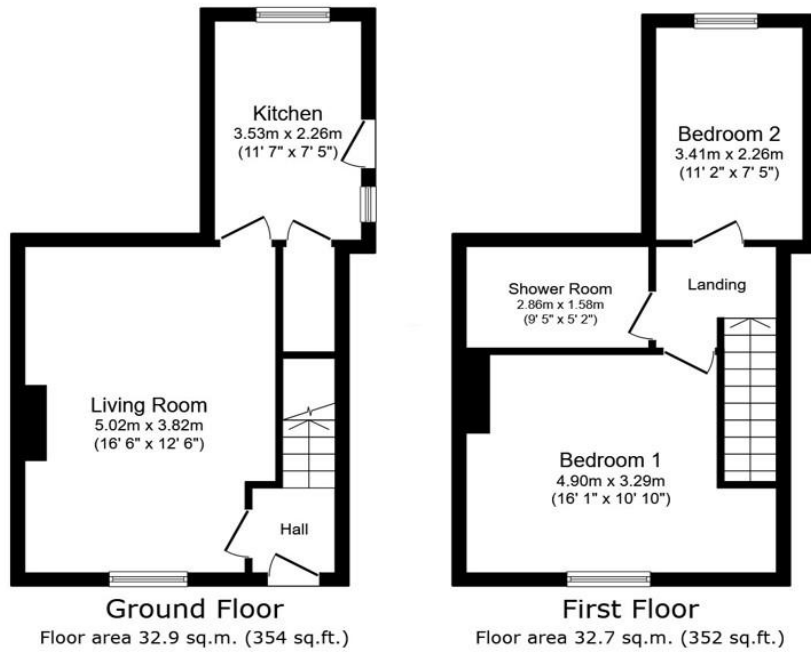
## Rear garden



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## Rear aspect





**Total floor area: 65.6 sq.m. (706 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>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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

Carlton, Carlton, Stockton-on-Tees, Durham, TS21 1DY

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