



## The Sycamore The Sycamore at Eastfields, Homes by Carlton, Whitton, Stockton on Tees. TS21 1NY

A TRADITIONAL, double fronted EXECUTIVE home with an attached DOUBLE GARAGE, the 4-bedroom Sycamore offers exceptional family living space.

Entering the Sycamore, you are welcomed with a double-height entrance hall and a FEATURE STAIRCASE paired with a galleried landing, leading to the SPACIOUS, open-plan kitchen, dining area, and family room. Anthracite sliding doors open to reveal the large turfed garden with COUNTRYSIDE VIEWS which are perfect for spending quality time entertaining family and friends. A separate contemporary lounge and snug, can be accessed from the main hallway complete the STUNNING ground floor along with a well fitted utility room and cloakroom, providing access to the attached double garage.



**£725,000 Freehold**



## PROPERTY DESCRIPTION

A TRADITIONAL, double fronted EXECUTIVE home with an attached DOUBLE GARAGE, the 4-bedroom Sycamore offers exceptional family living space.

Entering the Sycamore, you are welcomed with a double-height entrance hall and a FEATURE STAIRCASE paired with a galleried landing, leading to the SPACIOUS, open-plan kitchen, dining area, and family room. Anthracite sliding doors open to reveal the large turfed garden with COUNTRYSIDE VIEWS which are perfect for spending quality time entertaining family and friends. A separate contemporary lounge and snug, can be accessed from the main hallway complete the STUNNING ground floor along with a well fitted utility room and cloakroom, providing access to the attached double garage.

The first floor features a galleried landing introducing the INDULGENT Master bedroom complete with dressing area and exquisite en-suite bathroom. Three further double bedrooms and stylish family bathroom, which includes an EGG SHAPED BATH and spacious shower complete this beautiful, executive home.

ONE EXCLUSIVE PLOT AVAILABLE TO RESERVE NOW AND MOVE IN SUMMER 2023 - PLOT 7 - CONTACT SALES FOR MORE INFORMATION

Show Homes aren't currently available on this development, however we do have a marketing suite on our development at Middleton Waters, please contact sales for more information on booking an appointment.

Opening Times:

Monday: 10am - 5pm

Tuesday & Wednesday: Closed

Thursday: 10am - 5pm

Friday: 10am - 5pm

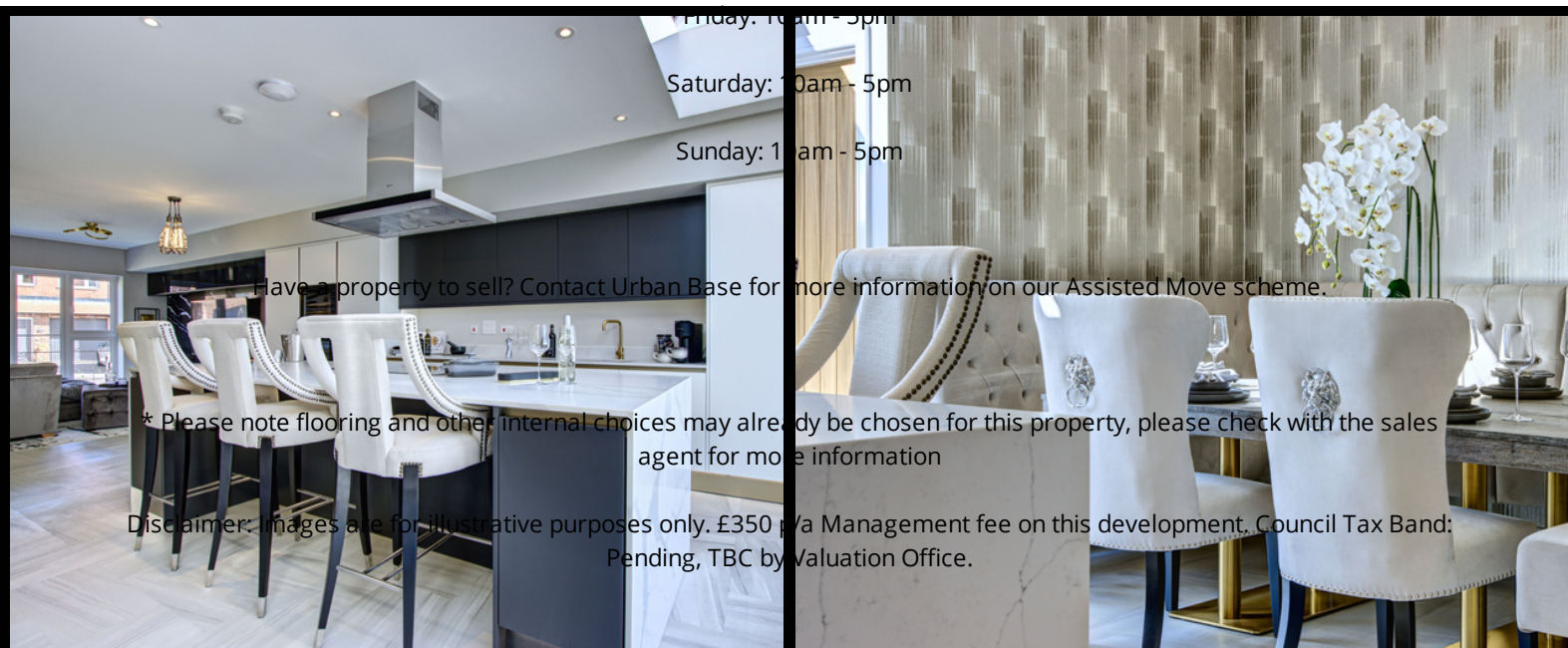
Saturday: 10am - 5pm

Sunday: 11am - 5pm

Have a property to sell? Contact Urban Base for more information on our Assisted Move scheme.

\* Please note flooring and other internal choices may already be chosen for this property, please check with the sales agent for more information

Disclaimer: Images are for illustrative purposes only. £350 p/wa Management fee on this development. Council Tax Band: Pending, TBC by Valuation Office.



## ROOM DESCRIPTIONS

### First Floor

#### FIRST FLOOR

##### Bedroom 1

4.40 / 5.35 x 3.89

[14' - 4" / 17" - 5" x 12' - 7"]

##### En-suite 1

2.63 x 1.87 [8' - 6" x 6' - 1"]

##### Dressing Area

3.38 x 1.81 [11' - 0" x 5' - 9"]

##### Bedroom 2

3.89 x 3.48 [12' - 7" x 11' - 4"]

##### Bedroom 3

3.89 x 3.93 [12' - 7" x 12' - 5"]

##### Bedroom 4

3.89 x 4.03 [12' - 7" x 13' - 2"]

##### Bathroom

2.69 x 2.02 [8' - 8" x 6' - 6"]

##### Landing

3.38 x 6.94 [11' - 0" x 22' - 7"]

### Ground Floor

#### Kitchen/Dining/Family Room

12.36 x 3.88 / 4.45

[40' - 5" x 13' - 0" / 14' - 5"]

#### Utility

4.25 x 2.14 [13' - 9" x 7' - 0"]

#### Store

1.65 x 2.14 [5' - 4" x 7' - 0"]

#### Lounge

3.89 x 5.97 [12' - 7" x 19' - 5"]

#### Snug

3.89 x 4.04 [12' - 7" x 13' - 2"]

#### Entrance Hall

3.78 x 5.87 [12' - 4" x 19' - 2"]

#### WC

1.89 x 1.84 [6' - 2" x 6' - 0"]

#### Garage

6.00 x 6.10 [19' - 6" x 20' - 0"]



# FLOORPLAN



## The Sycamore

- GROUND FLOOR**
- KITCHEN/DINING/FAMILY ROOM  
12.36 x 3.88 [4.45  
[40'-5" x 13'-0" / 14'-5"]
  - UTILITY  
4.25 x 3.14 [13'-9" x 7'-0"]
  - STORE  
1.65 x 2.14 [5'-4" x 7'-0"]
  - LOUNGE  
3.89 x 5.97 [12'-7" x 19'-5"]
  - SNUG  
3.89 x 4.04 [12'-7" x 13'-2"]
  - ENTRANCE HALL  
3.78 x 5.87 [12'-4" x 19'-2"]
  - WC  
1.89 x 1.84 [5'-2" x 6'-0"]
  - GARAGE  
6.00 x 6.10 [19'-6" x 20'-0"]



## The Sycamore

- FIRST FLOOR**
- BEDROOM 1  
4.40 x 5.35 x 3.89  
[14'-4" / 17'-5" x 12'-7"]
  - EN-SUITE 1  
2.63 x 3.87 [8'-6" x 6'-11"]
  - DRESSING AREA  
3.38 x 1.81 [11'-0" x 5'-9"]
  - BEDROOM 2  
3.89 x 3.48 [12'-7" x 11'-4"]
  - BEDROOM 3  
3.89 x 3.93 [12'-7" x 12'-5"]
  - BEDROOM 4  
3.89 x 4.03 [12'-7" x 13'-2"]
  - BATHROOM  
2.69 x 2.02 [8'-8" x 6'-6"]
  - LANDING  
3.38 x 6.94 [11'-0" x 22'-7"]

Newcastle upon Tyne  
 65, Quayside, Newcastle upon Tyne, NE1 3DE  
 0845 6431186  
 info@urban-base.com