



High Gables,  
Stockton Brook



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# Offers in Region of £525,000

An impressive four bedroom detached residence in the highly sought after location of Stockton Brook. The property benefits from modern accommodation throughout including two reception rooms, master bedroom with en-suite and has plenty of garden space with ample off road parking and garage. The property is nearby to transport links, excellent rated schools and amenities. Viewing is highly advised!





#### Ground Floor

##### Porch

1.59m x 1.41m (5' 3" x 4' 8") UPVC door, double glazed window and tiled flooring.

##### Hallway

Stairs to the first floor, radiator and wooden flooring.

##### Lounge

5.74m x 4.50m (18' 10" x 14' 9") A sliding door to the rear, gas fireplace and surround, radiator and wooden flooring.

##### Dining Area

3.67m x 3.02m (12' 0" x 9' 11") A double glazed window, radiator and wooden flooring.

##### Kitchen

4.26m x 3.43m (14' 0" x 11' 3") A range of wall and base units with worktops, sink basin with mixer tap, integral oven with electric hob and hood over, fridge/freezer, dishwasher, breakfast bar area, double glazed windows, radiator and laminate flooring.

##### Reception Room

3.57m x 2.46m (11' 9" x 8' 1") A double glazed window, radiator and wooden flooring.

##### Utility Room

2.68m x 2.16m (8' 10" x 7' 1") Base units, plumbing for a washing machine, space for a dryer, UPVC door to side, double glazed window and laminate flooring.

##### Guest W/C

1.89m x 1.17m (6' 2" x 3' 10") A low level W/C, hand wash basin, double glazed window and vinyl flooring.

#### First Floor

##### Bedroom One

4.49m x 3.74m (14' 9" x 12' 3") A double glazed window, radiator and carpet flooring.

#### En Suite

2.45m x 1.81m (8' 0" x 5' 11") A walk in shower unit, vanity hand wash basin, low level W/C, chrome towel radiator, double glazed window and vinyl flooring.

##### Bedroom Two

4.48m x 3.55m (14' 8" x 11' 8") A double glazed window, radiator and laminate flooring.

##### Bedroom Three

3.68m x 2.87m (12' 1" x 9' 5") A double glazed window, radiator and laminate flooring.

##### Bedroom Four

3.54m x 2.97m (11' 7" x 9' 9") A double glazed window, radiator and laminate flooring.

#### Bathroom

3.37m x 2.10m (11' 1" x 6' 11") A bath, walk in shower unit, vanity hand wash basin, chrome towel radiator, double glazed window and vinyl flooring.

##### Guest W/C

1.73m x 1.13m (5' 8" x 3' 8") A low level W/C, hand wash basin, chrome towel radiator, double glazed window and vinyl flooring.

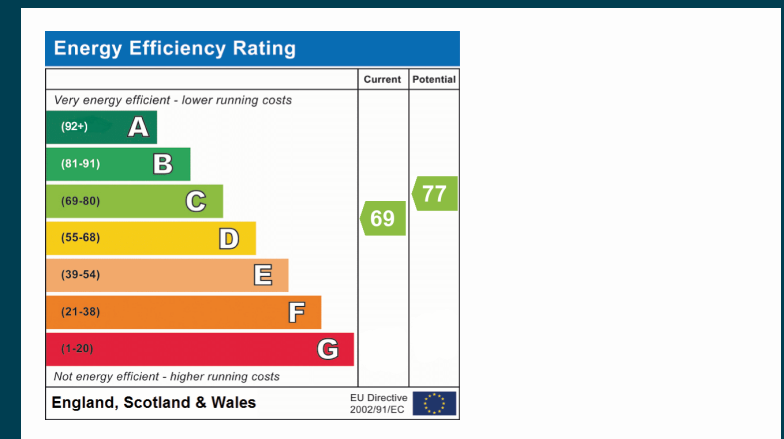
#### External

Front - A large tarmac driveway providing off road parking for multiple vehicles and lawned areas with shrubs and trees.

Rear - An impressive sized garden with a tiered layout consisting of a patio paved area, lawned garden with plenty of shrubs and trees and further patio areas with stunning views.

#### Garage

An electric door and electric power inside the garage.



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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