



**Darlington Road, Elton Stockton-On-Tees TS21 1AD**

**welcome to**

## **Darlington Road, Elton Stockton-On-Tees**

Nestled within a sought-after location, this beautifully presented five-bedroom detached property offers an exceptional standard of family living, combining traditional charm with high-end modern upgrades throughout all positioned on substantial and private plot!

### **Entrance Hall**

Spacious, oak doors, two radiators, under stairs cupboard

### **Downstairs Wc**

Low level WC, radiator, wash hand basin, spotlights

### **Study**

11' x 6' ( 3.35m x 1.83m )  
Window to rear, radiator

### **Lounge**

25' x 23' 1" ( 7.62m x 7.04m )  
UPVC patio doors to rear, original features, two radiators, wood burner

### **Dining Room**

12' x 11' ( 3.66m x 3.35m )  
Two windows to rear, radiator

### **Kitchen**

25' x 30' ( 7.62m x 9.14m )  
Window to side, UPVC doors to rear, recess for dual oven, island, sink with drainer, range of wall and base units, radiator, splash back, dishwasher, two radiators, tiled flooring

### **Utility Room**

17' x 7' 1" ( 5.18m x 2.16m )  
Radiator, boiler, range of wall and base units, UPVC door to front

### **Bedroom 1**

21' x 16' ( 6.40m x 4.88m )  
Two windows to rear, window to side, radiator, access to dressing room, access to en suite

### **Dressing Room**

10' x 8' ( 3.05m x 2.44m )

Window to front, radiator

### **En Suite**

Shower, bath, wash hand basin, low level WC, tiled walls and flooring, window to rear, spotlights

### **Bedroom 2**

14' x 12' ( 4.27m x 3.66m )  
Window to rear, radiator

### **Bedroom 3**

14' x 10' ( 4.27m x 3.05m )  
Window to front, radiator, fitted wardrobes

### **Bedroom 4**

13' x 12' ( 3.96m x 3.66m )  
Window to front, radiator

### **Bathroom**

Corner bath, walk-in shower, tiled walls and flooring, low level WC, wash hand basin, window to front, towel rail, spotlights

### **Bedroom 5**

10' x 12' ( 3.05m x 3.66m )  
Window to front, radiator, fitted wardrobes

### **Front Garden**

Gazebo with heaters, laid to lawn

### **Rear Garden**

Parking

### **Outbuilding**

45' x 12' ( 13.72m x 3.66m )  
Was previously three stables, three windows to front, spotlights, power, lighting, radiator

### **Bar (Ground Floor)**





19' x 9' ( 5.79m x 2.74m )  
Two windows to front, bar area, boiler, lighting,  
radiator, potential for self contained accomodation

### **Wc**

Low level WC, wash hand basin

### **Bar (first Floor)**

23' x 9' ( 7.01m x 2.74m )  
Velux windows, spotlights, radiator



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## Darlington Road, Elton Stockton-On-Tees

- SPACIOUS COURTYARD AND GARDEN
- CONVERTED STABLES
- GARAGE
- FIVE DOUBLE BEDROOMS
- SECLUDED

Tenure: Freehold EPC Rating: C  
Council Tax Band: G

**£1,200,000**



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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