



## Elton, TS21 1AG

This impressive four/five bedroom detached house set on approximately 0.46 acres in the charming village of Elton offers a semi-rural lifestyle while remaining close to local amenities, including good schools and shops.

As you enter Glendale, a spacious hallway leads to a large lounge which benefits from natural light from three windows, complete with a gas fireplace. A separate dining room provides additional entertaining space. The kitchen/breakfast room features a wide range of fitted units and integrated appliances, including a five-ring hob, oven, dishwasher, and fridge freezer, with French doors opening to the rear garden. A large utility room offers matching units and space for a washer and dryer, while a cosy sitting room with patio doors leads to the conservatory. The ground floor also boasts a large double bedroom with an en-suite, a study that can serve as a playroom or additional bedroom, and a convenient downstairs WC.

Upstairs, you'll find the master bedroom with a dressing room and en-suite, along with two further double bedrooms and a family bathroom featuring double sinks, a separate bath, and a shower. The property is gas centrally heated, double glazed and has a septic tank which has been serviced every year.

Externally, the property is accessed through gates to an expansive driveway that accommodates multiple vehicles, bordered by a neat lawn and established plants. The driveway leads to a double garage. To the rear, enjoy a southerly facing lawned garden with views across the fields.

With excellent commuter connections via the A66 to Stockton, Darlington, and Middlesbrough, along with Teesside International Airport just four miles away, Grendale is an ideal choice for homebuyers seeking a spacious family home in a beautiful location.

**Offers Over £770,000**



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# Elton, TS21 1AG

## HALL

## LOUNGE

24'6" x 14'6" (7.47m x 4.42m)

## DINING ROOM

14'6" x 13'0" (4.42m x 3.96m)

## KITCHEN/BREAKFAST ROOM

22'9" x 11'3" (6.93m x 3.43m)

## UTILITY ROOM

15'7" x 7'9" (4.75m x 2.36m)

## STUDY/BEDROOM 5

12'5" x 10'10" (3.78m x 3.30m)

## WC

5'9" x 4'5" (1.75m x 1.35m)

## DOWNSTAIRS BEDROOM

22'6" x 14'5" (6.86m x 4.39m)

## ENSUITE

9'0" x 7'3" (2.74m x 2.21m)

## SITTING ROOM

16'11" x 14'7" (5.16m x 4.45m)

## CONSERVATORY

13'7" x 9'10" (4.14m x 3.00m)

## LANDING

## MASTER BEDROOM

17'11" x 15'5" (5.46m x 4.70m)

## DRESSING ROOM

8'10" x 4'9" (2.69m x 1.45m)

## ENSUITE

6'8" x 6'4" (2.03m x 1.93m)

## BEDROOM THREE

18'5" x 12'10" (5.61m x 3.91m)

## BEDROOM FOUR

11'1" x 11" (3.38m x 3.35m)

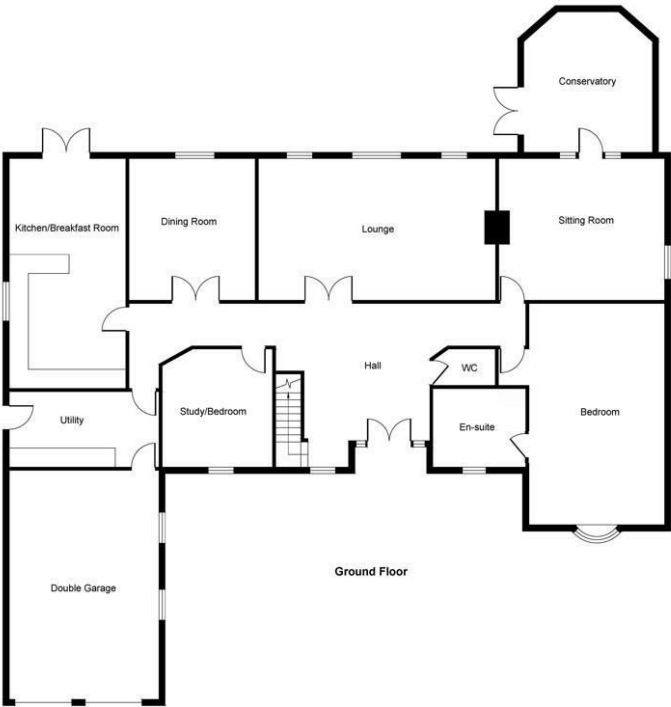
## BATHROOM

11'2" x 11'1" (3.40m x 3.38m)









Elton, TS21 1AG



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 73                      | 78        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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