



**Glebe Farm Darlington Road, Elton Stockton-On-Tees TS21
1AG**

welcome to

Glebe Farm Darlington Road, Elton Stockton-On-Tees

This stunning property is in the highly desirable village of Elton is a MUST SEE! With spacious rooms, an open plan design and lots of garden space, we encourage an early viewing on this property.

Main Hallway

13' 9" x 8' 2" (4.19m x 2.49m)

UPVC double glazed french doors to front with feature windows either side, feature radiator, oak doors to open plan kitchen/diner and main lounge

Study

6' x 9' 1" (1.83m x 2.77m)

UPVC double glazed window to front, radiator, coved cornicing, storage cupboard

Cloakroom

5' x 13' 1" (1.52m x 3.99m)

Radiator, storage space, UPVC double glazed door

Utility Room

Range of high gloss wall and base units with contrasting working surfaces, stainless steel sink with mixer tap and draining board, partially tiled walls, plumbing for washing machine and dryer

Downstairs Wc

Low level flush WC, wall mounted hand wash basin with mixer taps, radiator, UPVC double glazed window to front, extractor fan

Open Plan Lounge/Kitchen/Diner Lounge/ Diner Area

31' 1" x 13' (9.47m x 3.96m)

UPVC double glazed window to side, 2 sets of bi-fold aluminium double doors to rear, double height ceiling with feature chandelier, dual fuel log burner and under floor heating

Kitchen Area

Range of high gloss wall and base units, integrated electric oven, integrated microwave, warming drawer, splashback, integrated induction hob with matching extract canopy, black 1 & 1/2 sink with

Quooker hot water mixer tap, chrome effect stainless steel wine chiller, integrated dishwasher, integrated single door fridge/freezer, breakfast bar, bi-fold aluminium double glazed door to rear, UPVC double glazed window to side, electric blinds,

Reception Room

24' 1" x 19' 1" (7.34m x 5.82m)

UPVC double glazed window to front and rear, 2 radiators, multi-fuel log burner in a feature stone surround, doors to the bedrooms and main hallway, feature coved cornicing, feature ceiling rose

Bedroom 1

15' 11" x 13' (4.85m x 3.96m)

UPVC double glazed window to front and side, radiator, coved cornicing, built-in four door mirror wardrobe

Bedroom 2

15' 1" x 13' (4.60m x 3.96m)

UPVC double glazed window to rear and side, radiator, double sliding mirror wardrobes.

En Suite

Pedestal hand wash basin with mixer tap, low level low flush WC, extractor fan, single walk in shower with electric shower unit, floor to ceiling wall tiles, laminate flooring, heated towel rail

Bedroom 3

13' x 12' (3.96m x 3.66m)

UPVC double glazed window to side, radiator, double door fitted wardrobe

En Suite

Low level low flush WC, pedestal hand wash basin with mixer taps, extractor fan, double walk in shower





with electric shower unit, floor to ceiling wall tiles, floor tiles

Main Bathroom

Wall mounted his & her wash hand basins with vanity units and mixer taps, low level low flush WC, storage unit, corner bath with waterfall taps, half tiled, large double walk-in shower with rainfall shower head and mixer tap, spotlights, UPVC double glazed window to side, heated towel rail, built-in storage cupboard

First Floor

Accessed by modern oak/glass staircase

Bedroom 4

22' x 20' (6.71m x 6.10m)

Restricted head height in certain aspects, Juliette balcony, 2 UPVC double glazed windows to both side aspects, 2 storage cupboards, 2 radiators

En Suite

Low level low flush WC, wall mounted wash hand basin with mixer tap and high gloss single vanity unit, floor to ceiling wall tiles, double walk in shower with rainfall shower head, Velux skylight.

Dressing Area

5' 6" x 12' 5" (1.68m x 3.78m)

Radiator, range of integrated storage drawers,

Walk-In Wardrobe

5' 3" x 6' 4" max (1.60m x 1.93m max)

Restricted head height in some areas, built-in hanging rails

Front Garden

Large private driveway for 6+ cars, 2 large lawned areas, stone walls, mature borders, trees

Attached Double Garage 1

24' x 18' 10" (7.32m x 5.74m)

Radiator, lighting, power, large double up and over

door, workshop area, houses boiler, plastered out and ample loft space

Rear Of Property

Double wooden gates leading to extensive hardstanding, log storage and shed

Double Garage 2

17' 9" x 17' 6" (5.41m x 5.33m)

electric roller doors, lighting, power

Double Garage 3

19' 3" x 15' 11" (5.87m x 4.85m)

Electric roller doors, lighting, power

Rear Garden 1

Laid to lawn, tree house, playhouse and greenhouse.

Rear Garden 2

Large Full length patio accessed by bifold doors, laid to lawn area, secluded courtyard, raised decking seating area, shed, large lawn and water feature. Secluded garden area with children's play area, log storage, 2 double garages, decked seating area.

Additional

House is fully alarmed and has exterior security cameras and lighting



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welcome to

Glebe Farm Darlington Road, Elton Stockton-On-Tees

- SEVERAL DOUBLE GARAGES
- LARGE FRONT AND REAR GARDENS
- OPEN PLAN DESIGN
- 3 ENSUITES
- DRIVEWAY WITH AMPLE PARKING

Tenure: Freehold EPC Rating: C

£845,000



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

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