

This spacious property offers generous accommodation throughout, making it an ideal family home. It features three well-proportioned double bedrooms, each fitted with built-in wardrobes for ample storage. The master bedroom benefits from a private ensuite, while the family bathroom includes stylish twin wash basins, adding a touch of convenience.

On the ground floor, the home comprises a grand entrance hallway, a cloakroom, a fitted kitchen, and an open-plan lounge and dining area that flows seamlessly into a bright conservatory—perfect for entertaining or relaxing with family. Upstairs, there are three comfortable bedrooms, including the master with ensuite, and a well-appointed family bathroom.

Externally, the property boasts an enclosed rear garden, part laid to lawn with a patio seating area ideal for outdoor dining and leisure. A garage and driveway provide ample off-road parking.

Conveniently located, this home is close to local schools, shops, bus routes, and a range of everyday amenities, making it a superb choice for families seeking space, comfort, and accessibility.

**Foxwood Drive, Stockton-On-Tees, TS19 0TY**

**3 Bed - House - Detached**

**£285,000**

**EPC Rating: D**

**Council Tax Band: E**

**Tenure: Freehold**



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## HALLWAY

Front door, radiator, storage, coved ceiling, stairs to upper level.

## CLOAKROOM

WC, wash hand basin, radiator.

## KITCHEN

Two double glazed windows to rear aspect, radiator, tiled flooring, coved ceiling, double glazed door to side aspect.

## DINER

Open plan with lounge, coved ceiling, wall lights, carpet.

## LOUNGE

Open plan with diner, double glazed bay window to front aspect, carpet, fire with surround, coved ceiling, radiator.

## CONSERVATORY

Double glazed door to side aspect, double glazed surrounding windows.

## LANDING

Double glazed window to front aspect, carpet, loft, coved ceiling, storage cupboard.

## BEDROOM ONE

Double glazed window to rear aspect, 2 x fitted wardrobes, carpet, coved ceiling and radiator.

## EN SUITE

Double glazed window to rear aspect, radiator, tiled flooring, bath, wash hand basin, WC, coved ceiling.

## BEDROOM TWO

Double glazed window to front aspect, carpet, fitted wardrobes, coved ceiling, radiator.

## BEDROOM THREE

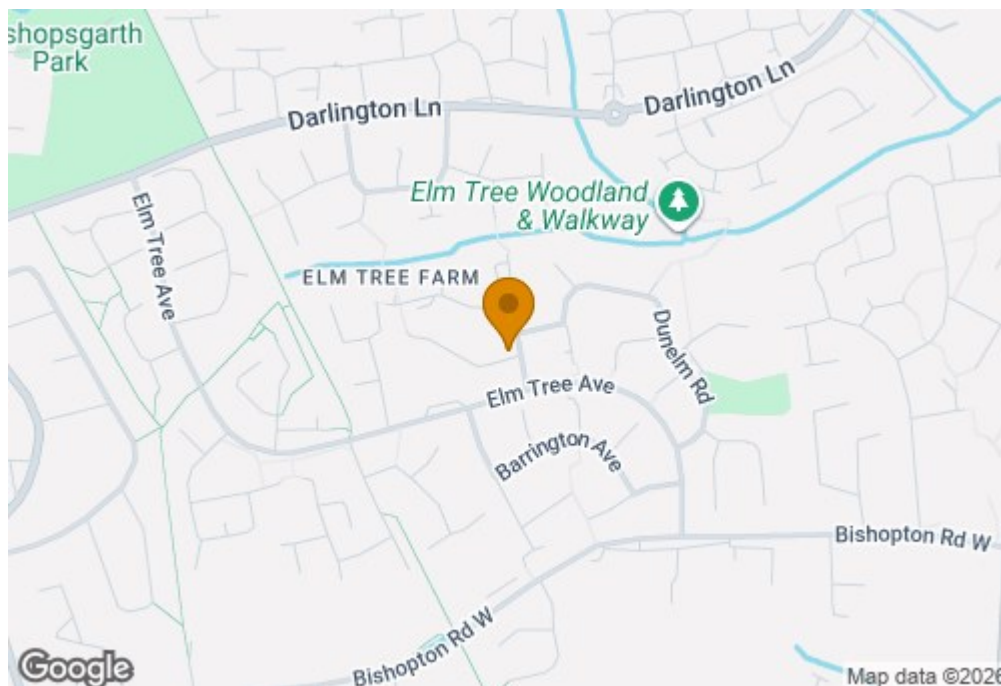
Double glazed window to front aspect, carpet, fitted wardrobes, radiator, coved ceiling.

## BATHROOM

Double glazed window to rear aspect, bath, shower cubicle, 2 x vanity wash hand basins, WC, radiator, coved ceiling, tiled flooring.



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1698 ft<sup>2</sup>  
157.8 m<sup>2</sup>

Reduced headroom  
3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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