

7 Meridian Way, Stockton-On-Tees

£325,000

Michael Poole
SALES · LETTINGS · AUCTIONS



7 Meridian Way

Stockton-On-Tees

A substantial six-bedroom family home on a corner plot, offering versatile three-storey living, separate spaces to relax, a private garden with chicken run, double garage and generous parking.

- Substantial Family Home on a Prominent Corner Plot
- Approximately 2,120 Sq Ft Across Three Floors
- Six Bedrooms Offering Flexible Family Accommodation
- Fabulous Open-Plan Kitchen, Dining & Family Space
- Separate Living Room – Ideal for Family Downtime
- Dedicated Study – Perfect for Working from Home
- Principal Bedroom with En-Suite Shower Room
- Private, Low-Maintenance Garden with Chicken Run
- Indian Sandstone Patio & Covered Outdoor Seating Area
- Double Garage, Double Driveway & EV Charging Point

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Occupying a prominent corner plot in the popular Grangefield area, this substantial family home offers approximately 2,120 sq ft of versatile accommodation across three floors, a wonderfully private garden and the freedom for family life to unfold without everyone living on top of one another.

Some homes simply have a way of making family life easier, and Meridian Way is a perfect example. With generous living spaces, six bedrooms, a dedicated study, a fabulous open-plan kitchen and garden room, and plenty of opportunities for everyone to find their own quiet corner, this is a house designed for the realities of busy modern family living.

The beauty of this home is that everyone can be together when they want to be – and enjoy their own space when they don't.

The Heart of the Home – Where Family Life Happens …

The generous kitchen offers extensive worktop space and storage, with a breakfast bar providing somewhere for morning coffee, quick lunches or chatting while dinner is being prepared.

Flowing naturally into the adjoining garden room, this is a space where everyone can spend time together without necessarily doing the same thing. Children can play, someone can catch up on their favourite programme, and the cook can remain part of the conversation.

It's equally suited to relaxed Sunday mornings, busy school nights and entertaining friends and family.

For those occasions when a little separation is welcome, the additional living room provides a comfortable retreat – perfect for movie nights, watching sport or simply closing the door and enjoying some peace and quiet.

A separate study adds another dimension, providing a dedicated space for working from home, studying or pursuing hobbies away from the activity of the main living areas.

Situated within the popular Grangefield area of Stockton-on-Tees, Meridian Way enjoys a convenient location for family life, with local schools, shops and



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Six Bedrooms – Space to Grow, Work and Unwind.

Arranged across the first and second floors, the bedroom accommodation offers the kind of flexibility that growing families really appreciate.

The first floor provides four bedrooms, including the principal bedroom with its own en-suite shower room, together with a family bathroom.

The second floor is particularly appealing, with two further generously proportioned rooms and an additional shower room.

These upper-floor rooms offer a fantastic opportunity to create a more independent space for teenagers, older children or visiting family. Equally, they could accommodate hobby rooms, gaming spaces or additional home-working facilities.

It's this flexibility that makes the property so appealing – somewhere the family can grow together, while still enjoying a little independence.

A Private Garden With a Personality of Its Own.

Outside, the corner plot provides a lovely sense of individuality, while the enclosed rear garden offers a private setting in which to relax, entertain and enjoy the outdoors.

Landscaped with Indian sandstone paving and gravel, the garden has been designed with low maintenance in mind, leaving more time to enjoy it rather than work on it.

A covered pergola creates an inviting outdoor seating area, ideal for summer barbecues, evening drinks or simply unwinding at the end of the day.

And there's a particularly charming feature that sets this garden apart – its very own chicken run!



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Whether you love the idea of collecting fresh eggs, encouraging children to enjoy a little outdoor responsibility or simply embracing a more self-sufficient lifestyle, it's a delightful addition that gives the garden a little extra character.

Practicality Hasn't Been Forgotten

The property benefits from a double driveway and double garage, neatly positioned to the rear, providing valuable parking and storage away from the main frontage.

An EV charging point is another welcome feature, while the generous accommodation and versatile layout make this a home capable of adapting to changing family needs.

Situated within the popular Grangefield area of Stockton-on-Tees, Meridian Way enjoys a convenient location for family life, with local schools, shops and everyday amenities nearby. Excellent road links provide easy access to Stockton town centre, neighbouring towns and the wider Teesside area, making it an ideal setting for families and commuters alike.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:











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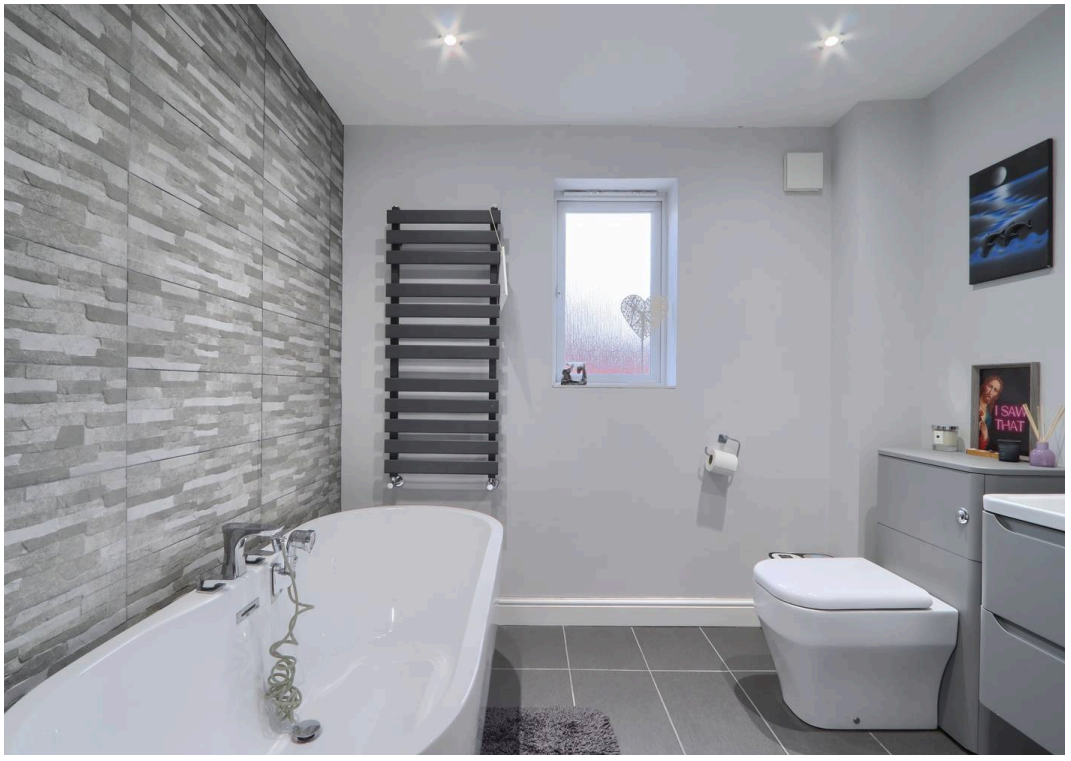











I SAW THAT




STAR WARS
FORCE STRONG
WITH THIS LITTLE ONE



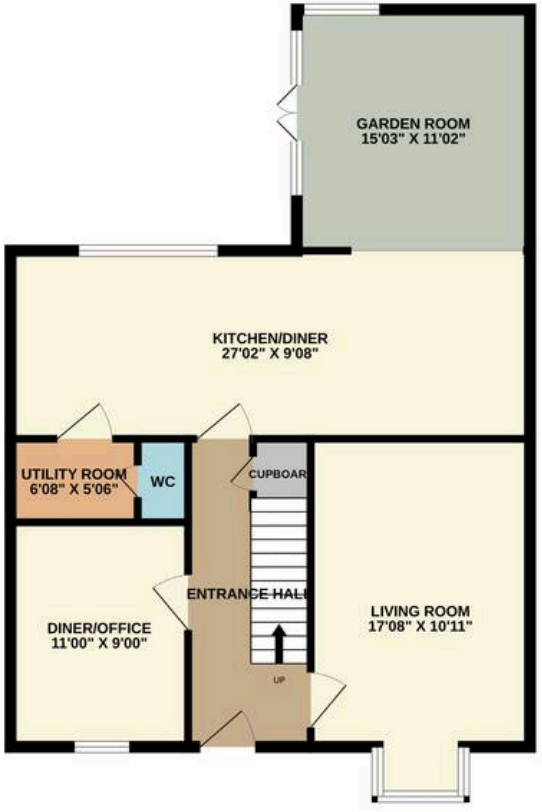




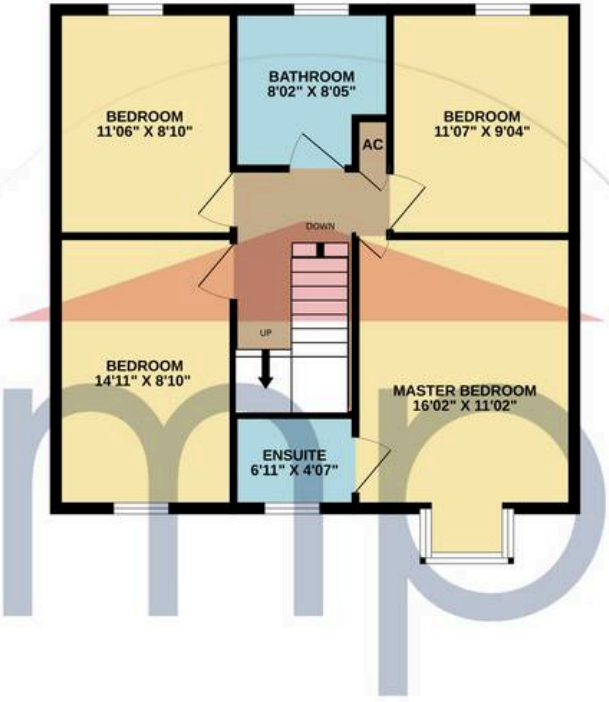




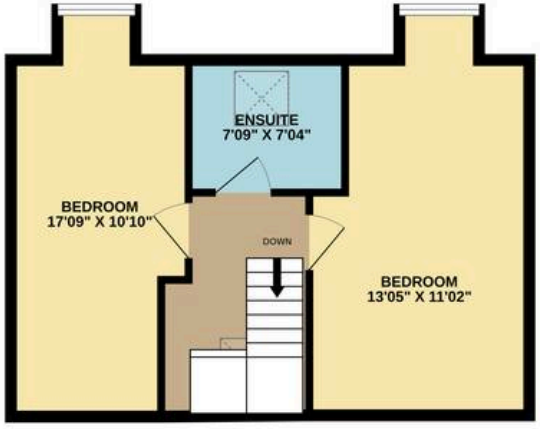
GROUND FLOOR



1ST FLOOR



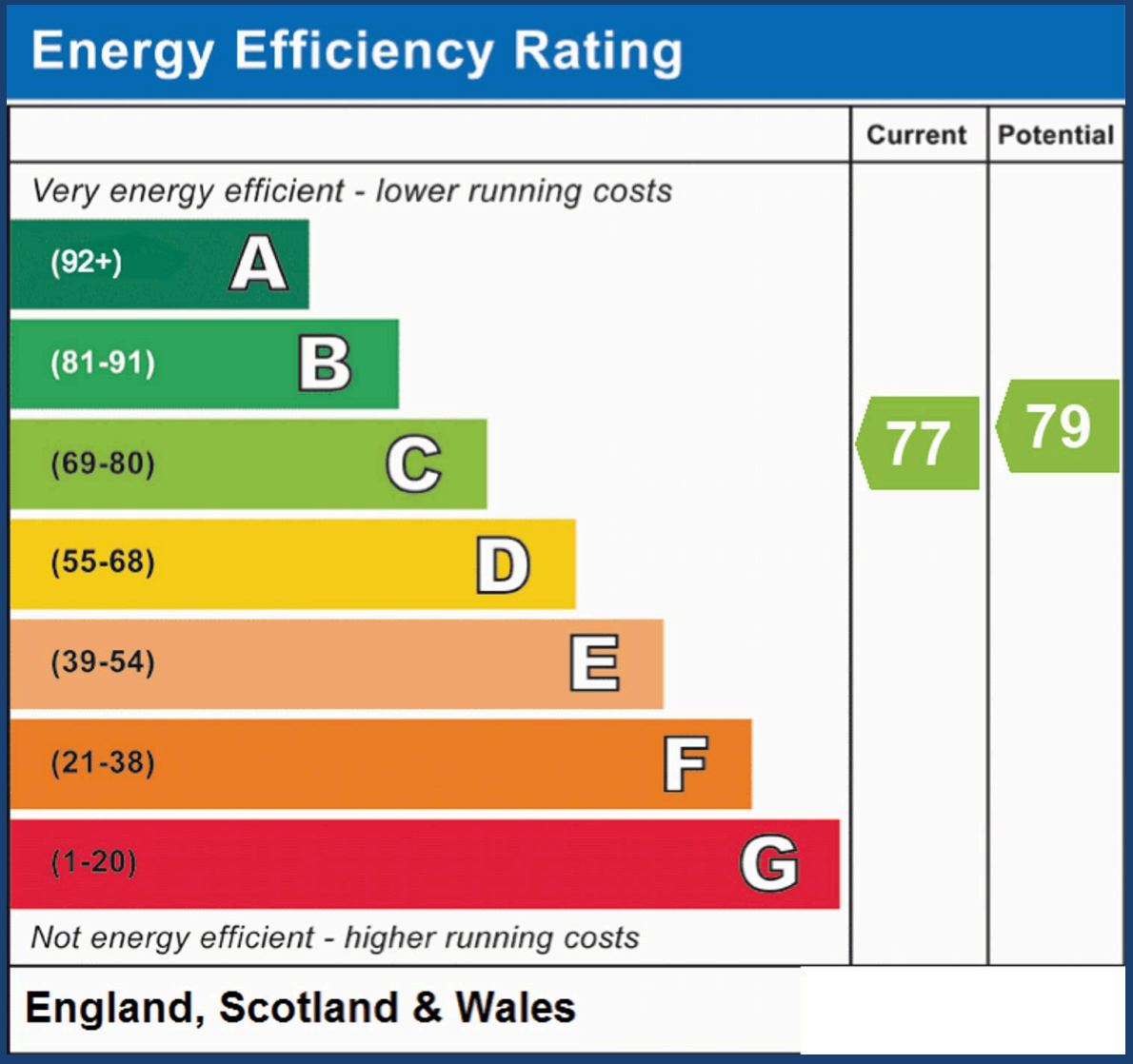
2ND FLOOR



MERIDIAN WAY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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