



7 Eastfield Gardens, Whitton Village

Offers Over £800,000





7 Eastfield Gardens

Whitton Village, Stockton-On-Tees

An exceptional 2,680 sq ft family home in Whitton Village, with a galleried landing, 4 generous bedrooms, fabulous open-plan living, double garage, substantial gardens and stunning countryside views.

- Substantial Modern Family Home in the Heart of Whitton Village
- Incredible Far-Reaching Countryside Views Creating a True Rural Backdrop
- Approximately 3000 Sq Ft of Beautifully Proportioned Living Space
- Show-Stopping 40'7" Open-Plan Kitchen, Dining & Family Room
- Separate Lounge & Snug – Plenty of Space for the Whole Family
- Laundry/Utility Room Leading to a Quiet Dedicated Home Office
- Four Generous Bedrooms Including a Superb Principal Suite with Dressing Room & En-Suite
- Luxury Family Bathroom & Impressive Galleried First-Floor Landing
- Exceptional Gardens, Lawn, Play Area, Sports Compound, Stone Patio & Hidden Wilderness Area
- Generous Driveway & Double Garage – The Complete Family Lifestyle Package

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Set within Whitton Village, 7 Eastfield Gardens is a substantial modern home designed around the way families really want to live – with generous proportions, sociable open-plan spaces and wonderful far-reaching views across the surrounding countryside.

Offering approximately 2,680 sq ft of accommodation on a plot recorded at around 34,832 sq ft, this is a home where space is certainly not in short supply. From busy weekday mornings to relaxed weekends, summer barbecues and Christmas gatherings, the layout provides room for everyone to come together – and equally, plenty of places to escape for a little peace and quiet.

The centrepiece is undoubtedly the impressive 40'7" kitchen, dining and family space. More than simply a kitchen, this is the everyday heart of the house – somewhere to cook while the children do homework, gather around the island with friends, enjoy long family meals or simply sit and take in the outlook. Its sheer scale creates a wonderfully sociable environment and gives the ground floor the relaxed, flowing feel that suits modern family life so well.

The adjoining laundry/utility leads to a quiet home office.

And when everyone wants their own space, this home delivers. A generous lounge provides a comfortable retreat for quieter evenings, while the separate snug offers another versatile living space – ideal as a children's room, TV room or somewhere to simply switch off.

A particularly useful Boot-room and ground-floor WC complete an exceptionally practical ground-floor arrangement.

Upstairs, the sense of space continues, the principal bedroom measures an impressive 14'5" x 17'7" and combines a dedicated dressing room and en-suite – creating a genuine grown-up retreat at the end of the day.



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There are three further generously proportioned bedrooms, together with a luxury family bathroom. The substantial galleried landing further enhances the feeling of light and space across the first floor

Outside is where the lifestyle becomes particularly special. A substantial lawned garden opening towards an extensive rural outlook – the kind of backdrop that changes with the seasons and brings a real feeling of countryside living to everyday life. There's space for children to play, a sports compound for competitions, stone patio for summer entertaining and simply sitting outside enjoying the openness beyond.

Plus a hidden wilderness area, takes full advantage of the incredible views.

Practicality hasn't been forgotten either, with a generous driveway and double garage, the latter measuring approximately 19'8" x 20'0", providing excellent parking, storage and flexibility.

7 Eastfield Gardens isn't simply about having more rooms – it's about having more room to live. Morning coffee overlooking the countryside, family dinners around the kitchen, children playing in the garden, friends gathering for the weekend and quiet evenings in the lounge – this is a home created for enjoying life on a bigger scale.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





GROUND FLOOR

Entrance Hall 12' 5" x 19' 3" (3.78m x 5.87m)

Kitchen / Diner / Family Area 40' 7" x 12' 9" (12.36m x 3.88m)

Utility Room 13' 11" x 7' 0" (4.25m x 2.14m)

Study

Snug 12' 9" x 13' 3" (3.89m x 4.04m)

Lounge 12' 9" x 19' 7" (3.89m x 5.97m)

Boot Room

WC 6' 2" x 6' 0" (1.89m x 1.84m)

FIRST FLOOR

Landing 11' 1" x 22' 9" (3.38m x 6.94m)

Master Bedroom 14' 5" x 17' 7" (4.40m x 5.35m)

En-Suite 8' 8" x 6' 2" (2.63m x 1.87m)

Dressing Area 11' 1" x 5' 11" (3.38m x 1.81m)

Bedroom Two 12' 9" x 11' 5" (3.89m x 3.48m)

Bedroom Three 12' 9" x 12' 11" (3.89m x 3.93m)

Bedroom Four 12' 9" x 13' 3" (3.89m x 4.03m)

Family Bathroom 8' 10" x 6' 8" (2.69m x 2.02m)

EXTERNALLY

Garage 19' 8" x 20' 0" (6.00m x 6.10m)



Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:

LJ/LS/02102026

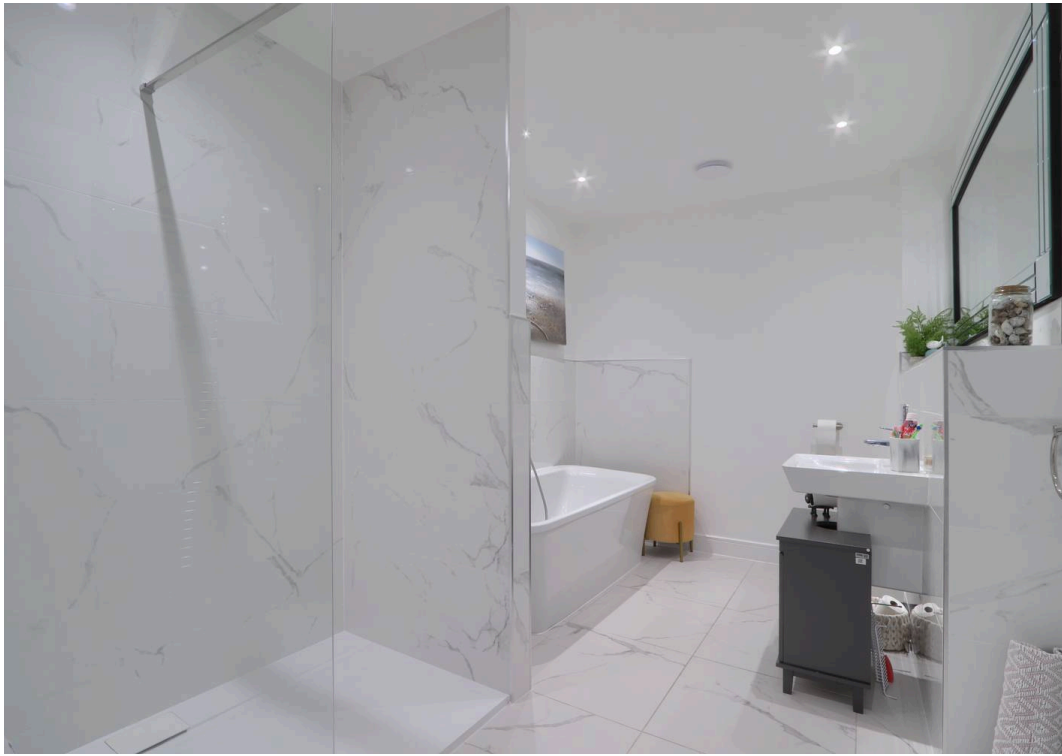














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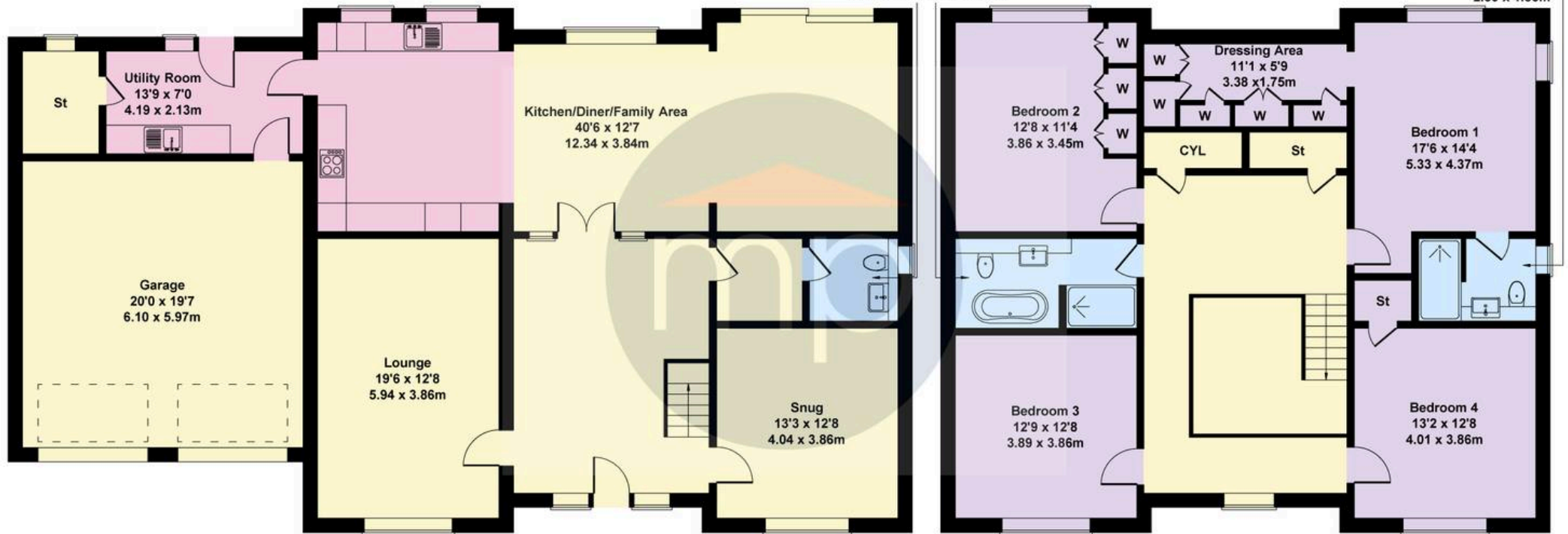
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Approximate Gross Internal Area
3272 sq ft - 304 sq m

WC 6'2 x 6'0
1.88 x 1.83m

Family Bathroom 8'8 x 6'6
2.64 x 1.98m

En-suite 1 8'6 x 6'1
2.59 x 1.85m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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