



## 29 Ludham Grove

Elm Tree, Stockton-On-Tees, TS19 0XH

**Offers in the region of £350,000**



No Chain – Move-In Ready – Rarely Available Cul-De-Sac Location. A Beautifully Maintained And Significantly Extended Five-Bedroom Family Home, Tucked Away In A Highly Sought-After Elm Tree Cul-De-Sac. Boasting A Full-Width Rear Extension, A Further Ground-Floor Extension Creating A Fifth Bedroom With En-Suite, And A Double-Length Garage With Remote Electric Roller Doors, This Spacious Property Offers Exceptional Versatility. With Immaculate Interiors, A Private Rear Garden, Excellent School Catchments, And Superb Transport Links, This Is An Opportunity Not To Be Missed.



## Full Description

Situated In One Of Elm Tree's Most Desirable Cul-De-Sac Locations, This Impressive And Thoughtfully Extended Property Offers Generous Living Space And Flexible Accommodation Throughout.

The Rear Of The Property Was Fully Extended In 2011, Creating A Stunning Sun Room With Skylight Windows And French Doors Opening To A Side Patio. A Further Extension And Garage Conversion Have Added A Highly Valuable Ground-Floor Fifth Bedroom Complete With Its Own En-Suite Shower Room—Perfect For Multi-Generational Living, Guests, Or A Home Office Suite.

The Well-Proportioned Dual-Aspect Lounge Provides An Abundance Of Natural Light, Complemented By A Separate Dining Room And A Spacious Fitted Kitchen With Integrated Appliances. Additional Conveniences Include A Utility Cupboard And A Ground-Floor W.C.

Upstairs Are Four Good-Sized Bedrooms And A Family Bathroom. The Property Benefits From Annually Serviced Gas Combi Central Heating And Has Been Maintained To An Immaculate Standard Throughout.

Externally, The Home Features A Beautifully Kept And Fully Enclosed Rear Garden That Is Wonderfully Private And Not Overlooked, Surrounded By Greenery. There Is Also A Brick-Built Storage Shed, External Power Outlets, And Outside Water Taps.

To The Front, A Double-Length Garage (Added In 2011 Features Two Remote-Controlled Electric Roller Doors And Offers Superb Storage Or Further Conversion Potential (Subject To Planning Permission).

Offered With No Onward Chain, This Is A Rare Opportunity To Purchase A Spacious, Move-In Ready Family Home In A Prime Location Close To Reputable Schools And Excellent Road Links.

## Location

Located In The Popular Elm Tree Area Of Stockton-On-Tees, Ludham Grove Offers A Peaceful Residential Setting With Excellent Access To Local Amenities, Schools, And Transport Routes. The Neighbourhood Is Well Suited To Families, Offering Green Spaces, Shops, And Everyday Conveniences Close By.

St Marks Elm Tree Primary School – 14 Minute Walk, 5 Minute Drive  
Ian Ramsey Church Of England Academy – 26 Minute Walk, 6 Minute Drive  
University Hospital Of North Tees – 23 Minute Walk, 6 Minutes' Drive  
Stockton Town Centre – 7 Minute Drive  
Ropner Park – 8 Minute Drive  
Access To A66 / A19 – 7 Minute Drive

All Distance Times As Suggested By Google Maps.

## Note

Please Find The Attached Brochure With Material Information For Buyers.

## Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

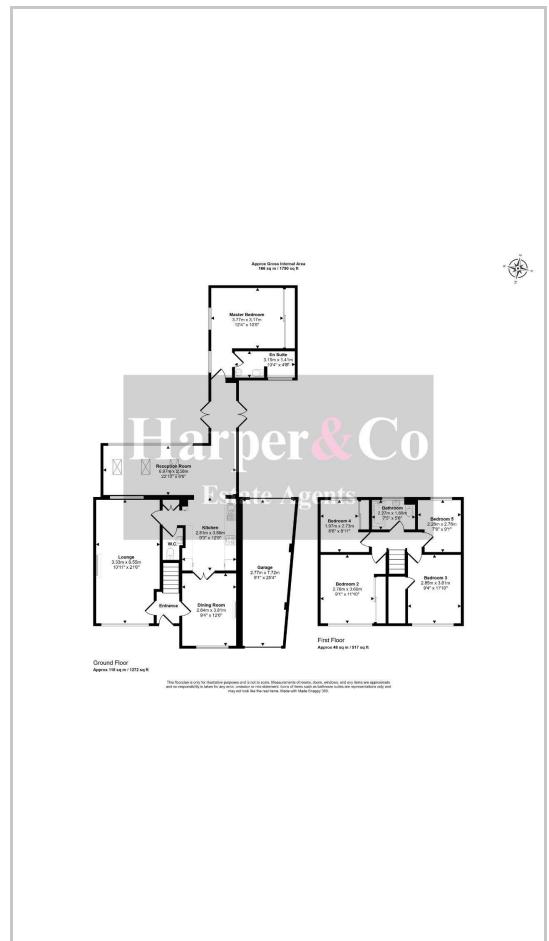
## Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

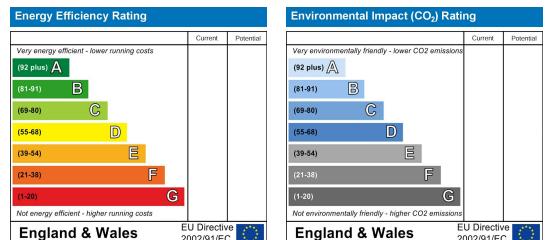
## Area Map



## Floor Plans



## Energy Efficiency Graph



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