



**Darlington Road, Elton Stockton-On-Tees TS21 1AD**

welcome to

## Darlington Road, Elton Stockton-On-Tees

Nestled within a sought-after location, this beautifully presented five-bedroom detached property offers an exceptional standard of family living, combining traditional charm with high-end modern upgrades throughout all positioned on substantial and private plot!

### Entrance Hall

Spacious, oak doors, two radiators, under stairs cupboard

### Downstairs Wc

Low level WC, radiator, wash hand basin, spotlights

### Study

11' x 6' ( 3.35m x 1.83m )  
Window to rear, radiator

### Lounge

25' x 23' 1" ( 7.62m x 7.04m )  
UPVC patio doors to rear, original features, two radiators, wood burner

### Dining Room

12' x 11' ( 3.66m x 3.35m )  
Two windows to rear, radiator

### Kitchen

25' x 30' ( 7.62m x 9.14m )  
Window to side, UPVC doors to rear, recess for dual oven, island, sink with drainer, range of wall and base units, radiator, splash back, dishwasher, two radiators, tiled flooring

### Utility Room

17' x 7' 1" ( 5.18m x 2.16m )  
Radiator, boiler, range of wall and base units, UPVC door to front

### Bedroom 1

21' x 16' ( 6.40m x 4.88m )  
Two windows to rear, window to side, radiator, access to dressing room, access to en suite

### Dressing Room

10' x 8' ( 3.05m x 2.44m )

Window to front, radiator

### En Suite

Shower, bath, wash hand basin, low level WC, tiled walls and flooring, window to rear, spotlights

### Bedroom 2

14' x 12' ( 4.27m x 3.66m )  
Window to rear, radiator

### Bedroom 3

14' x 10' ( 4.27m x 3.05m )  
Window to front, radiator, fitted wardrobes

### Bedroom 4

13' x 12' ( 3.96m x 3.66m )  
Window to front, radiator

### Bathroom

Corner bath, walk-in shower, tiled walls and flooring, low level WC, wash hand basin, window to front, towel rail, spotlights

### Bedroom 5

10' x 12' ( 3.05m x 3.66m )  
Window to front, radiator, fitted wardrobes

### Front Garden

Gazebo with heaters, laid to lawn

### Rear Garden

Parking

### Outbuilding

45' x 12' ( 13.72m x 3.66m )  
Was previously three stables, three windows to front, spotlights, power, lighting, radiator

### Bar (Ground Floor)



19' x 9' ( 5.79m x 2.74m )  
Two windows to front, bar area, boiler, lighting,  
radiator, potential for self contained accomodation

**Wc**

Low level WC, wash hand basin

**Bar (first Floor)**

23' x 9' ( 7.01m x 2.74m )  
Velux windows, spotlights, radiator



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## Darlington Road, Elton Stockton-On-Tees

- SPACIOUS COURTYARD AND GARDEN
- CONVERTED STABLES
- GARAGE
- FIVE DOUBLE BEDROOMS
- SECLUDED

Tenure: Freehold EPC Rating: C

Council Tax Band: G

**£1,200,000**



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