



Elmwood Grove, TS19 0RB
5 Bed - House - Semi-Detached
Offers Over £330,000

EPC Rating: D
Tenure: Freehold
Council Tax Band: D



Elmwood Grove

Stockton-On-Tees TS19 0RB

This beautifully presented and substantially extended five-bedroom family home has come to the market for sale and offers spacious, versatile accommodation throughout. Deceptively spacious from the front, the true size and quality of the accommodation can only be appreciated by viewing.

The heart of the home is the impressive open-plan kitchen/dining/snug area to the rear, providing the perfect space for modern family living and entertaining.

The ground floor comprises an entrance porch, welcoming hallway, cloakroom/WC, spacious lounge, utility room, and the stunning open-plan kitchen/dining/snug. In addition, there is a versatile multi-purpose room accessed from the entrance porch, complete with base units, sink, and drainer, and benefiting from direct access to the rear garden. This flexible space could be utilised as a home office, playroom, hobby room, or additional reception room.

To the first floor are five generously sized bedrooms and a well-appointed family bathroom featuring a separate shower cubicle and a freestanding bath.

Externally, the property benefits from a driveway providing ample off-street parking. The enclosed rear garden is ideal for families, offering a seating area, two storage sheds, and plenty of space for children to play.

Situated in a highly sought-after location, the property is conveniently close to local shops, schools, and a wide range of amenities, making it an excellent choice for growing families.











ENTRANCE PORCH

Front entrance door, flooring, coved ceiling, wall length radiator.

SUB ROOM

Located off the porch, radiator, flooring, double glazed window to side aspect, double glazed door to rear aspect, sink, drainer, base cupboard.

HALLWAY

Double glazed window to front aspect, flooring, storage cupboard, wall length radiator.

CLOAKROOM/WC

WC, wash hand basin, flooring, partly tiled.

LOUNGE

Double glazed bay window to front aspect, flooring, radiator, coved ceiling, full length wall length radiator.

SECOND RECEPTION ROOM

Open plan with kitchen, fire surround, coved ceiling, flooring, full length wall radiator.

OPEN PLAN KITCHEN

Three double glazed windows to rear aspect, flooring, sink, skylight window to rear aspect, partly tiled, Smeg oven and extractor fan, double glazed doors to rear aspect.

DINER

Open plan with second reception room, double glazed doors to side aspect, flooring, opening to kitchen.

UTILITY

Double glazed window to rear aspect, flooring, double glazed window to side aspect, spot lights.

LANDING

Double glazed window to rear aspect, carpet, loft access which is fully boarded.

BEDROOM ONE

Double glazed window to rear aspect, radiator, carpet, coved ceiling.

BEDROOM TWO

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

BEDROOM THREE

Double glazed bay window to front aspect, double glazed window to side aspect, radiator.

BEDROOM FOUR

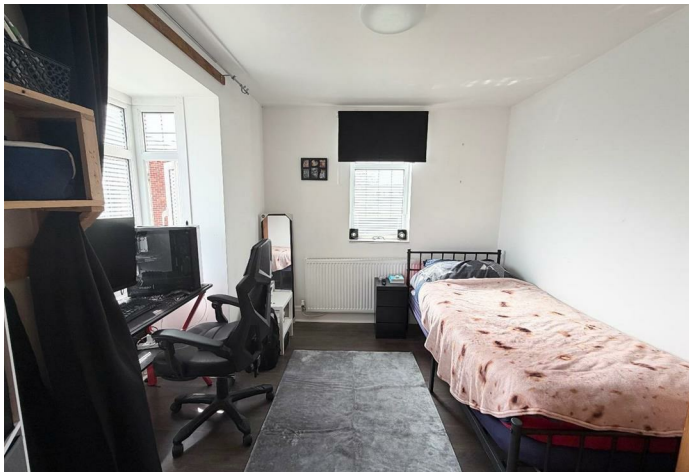
Double glazed window to front aspect, radiator, carpet.

BEDROOM FIVE

Double glazed windows to front and side aspects, radiator, flooring.

BATHROOM

Free standing bath, walk-in shower, wash hand basin, lino flooring, double glazed window to side aspect, spot lights, wall length radiator.







Approximate total area⁽¹⁾
1646 ft²
153 m²

(1) Excluding balconies and terraces

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

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