

37 Croxton Close, Stockton-On-Tees

£300,000

Michael Poole
SALES - LETTINGS - AUCTIONS



37 Croxton Close

Stockton-On-Tees

Tucked away in a peaceful Fairfield cul-de-sac, this four-bedroom detached home offers generous family living, a sociable kitchen/diner, garden room and a wonderfully private, established garden.

- Attractive Four-Bedroom Detached Family Home
- Peaceful Cul-De-Sac Position in Popular Fairfield
- Beautifully Established and Private Rear Garden
- Spacious 19'3" Lounge with Feature Fireplace
- Sociable 19'3" Open-Plan Kitchen/Diner
- Garden Room Overlooking the Rear Garden
- Generous Patio for Outdoor Dining and Entertaining
- Four Versatile Bedrooms and Family Bathroom
- Integral Garage and Generous Driveway Parking
- Approximately 1,206 Sq Ft of Accommodation

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

37 Croxton Close, Stockton-On-Tees

Tucked away in a peaceful cul-de-sac in the popular Fairfield area, this attractive four-bedroom detached home offers something increasingly difficult to find – **generous family living space, plenty of parking and a wonderfully private, established rear garden.**

With approximately **1,206 sq ft of accommodation**, there's room for family life to unfold comfortably, whether that's entertaining friends, enjoying quieter evenings or finding a little space to yourself.

The impressive **19'3" lounge** provides a welcoming place to relax, with its feature fireplace creating a cosy focal point.

To the rear, the **19'3" open-plan kitchen/diner** is the sociable heart of the home. With plenty of room for cooking, dining and catching up around the table, it's a space designed for everyday family life.

An adjoining **garden room** provides another lovely place to unwind, surrounded by views of the garden and offering an inviting connection between indoors and out.

Upstairs, **four bedrooms** offer flexibility for growing families, visiting guests or those looking for a dedicated home office, complemented by a family bathroom.

Outside is where this home really comes into its own.

The beautifully established rear garden is a real surprise, with a generous lawn, mature trees, colourful planting and a wonderful sense of privacy. A spacious patio provides the perfect setting for summer barbecues, alfresco dining or simply sitting back and enjoying the surroundings.

To the front, the cul-de-sac position adds to the appeal, with a generous driveway providing ample off-road parking alongside a detached double garage.

A home that brings together space, comfort and a fantastic garden – all in a well-regarded Fairfield setting.











Kitchen / diner
19' 3" x 12' 11" (5.86m x 3.93m)

Garden room
10' 6" x 9' 8" (3.20m x 2.94m)

Wc

Hallway

Lounge
19' 3" x 11' 7" (5.86m x 3.52m)

Bedroom 1
12' 3" x 12' 1" (3.73m x 3.68m)

Bedroom 2
12' 1" x 6' 2" (3.68m x 1.87m)

Bedroom 3
12' 1" x 9' 6" (3.68m x 2.89m)

Bathroom
6' 1" x 6' 0" (1.85m x 1.83m)

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.

















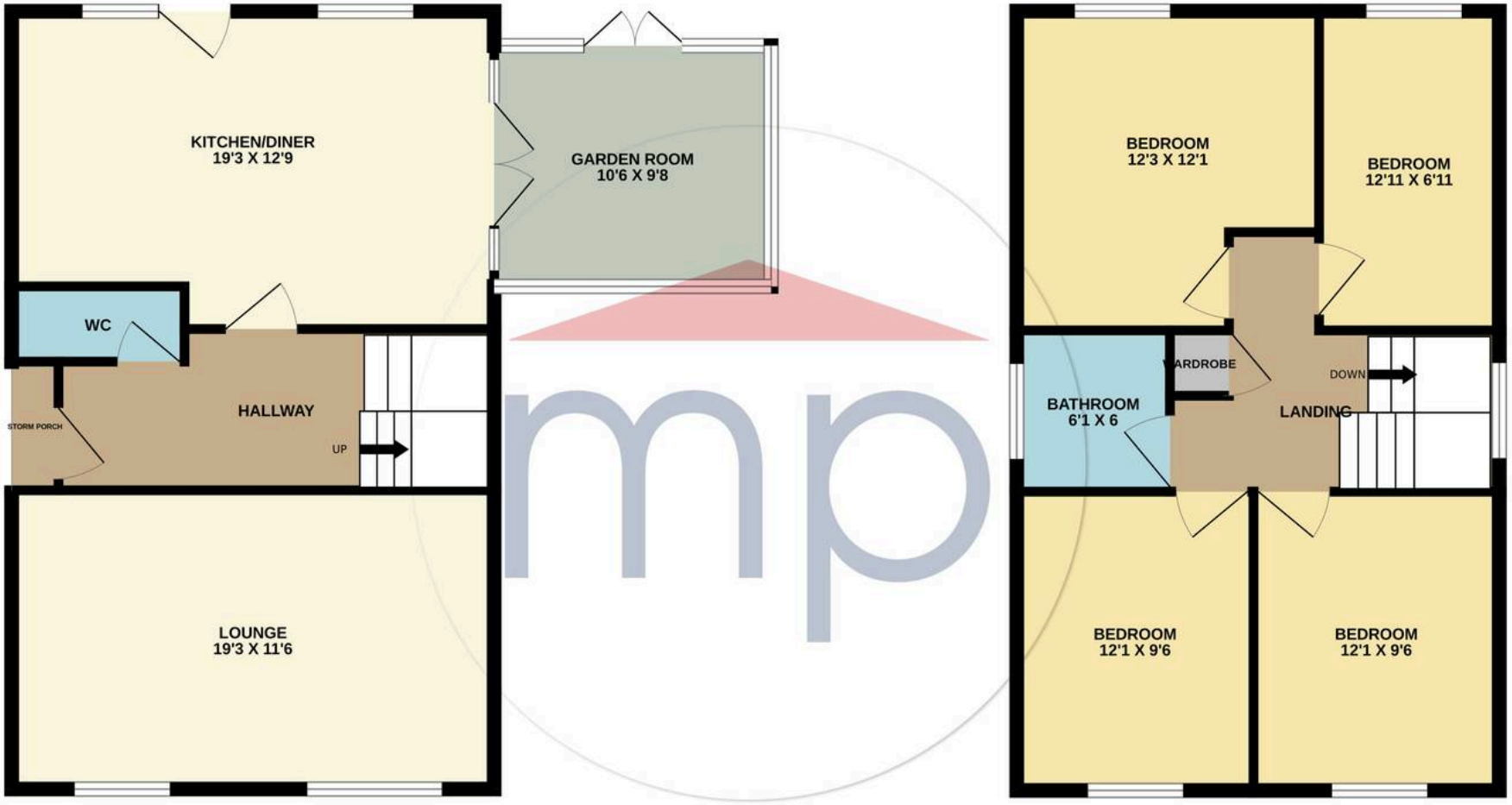






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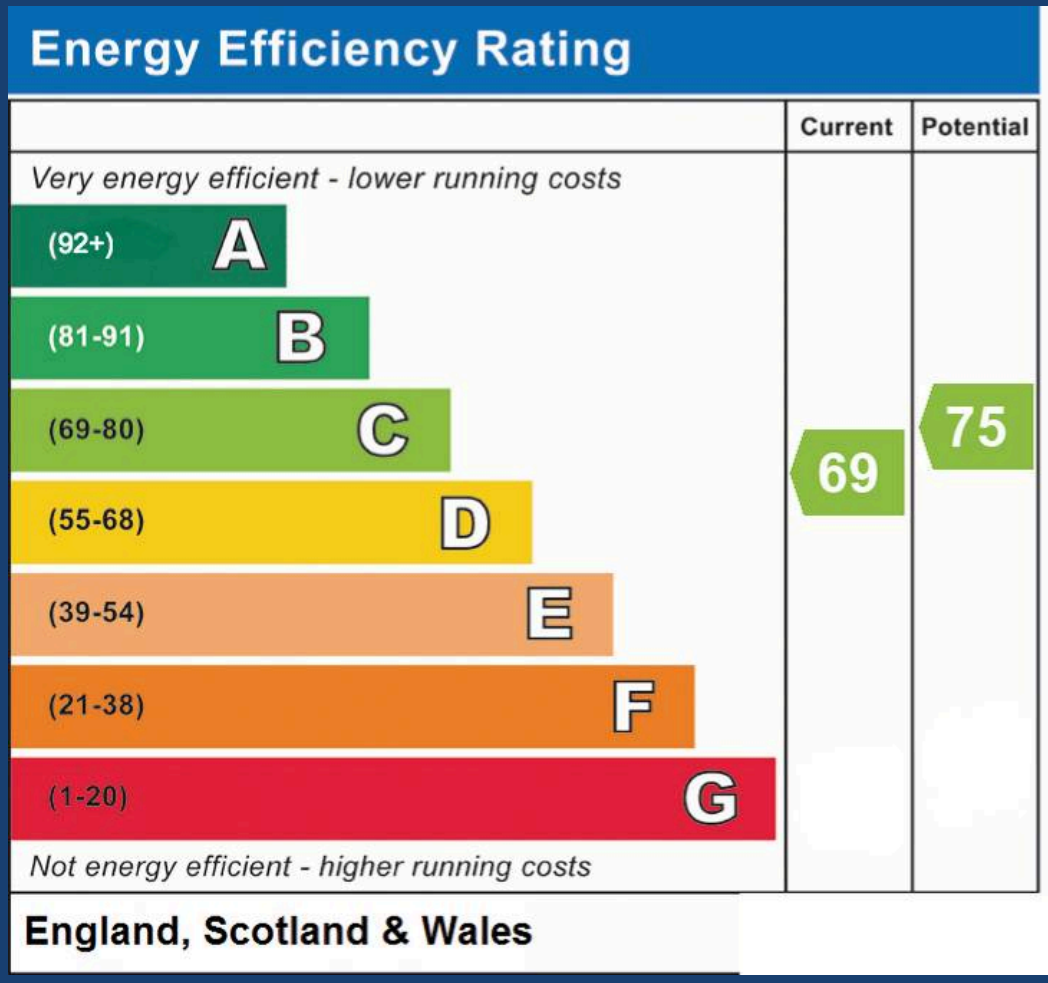
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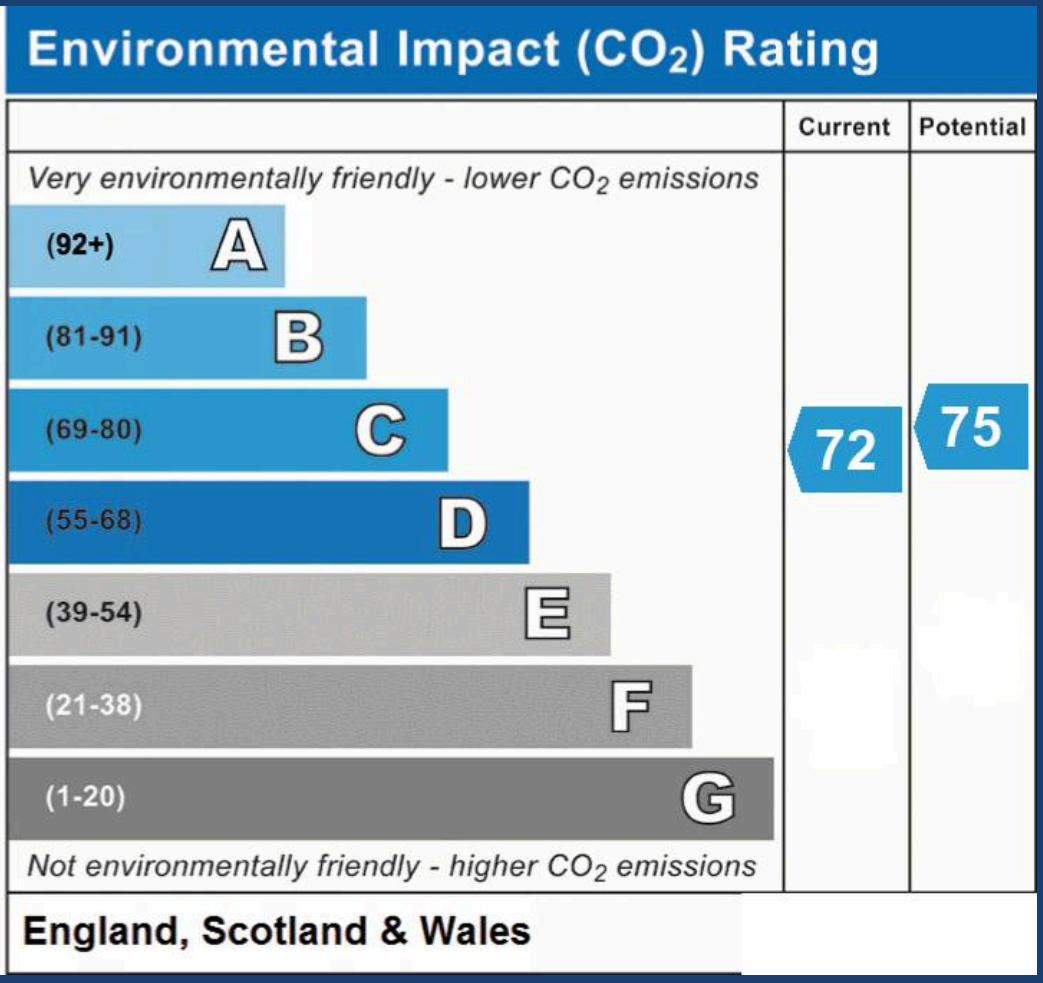


CROXTON CLOSE

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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