



29 Croxton Close, Stockton-On-Tees
£300,000



Michael Poole
SALES · LETTINGS · AUCTIONS





29 Croxton Close

Stockton-On-Tees

A rare multi-generational opportunity on a generous corner plot – extended family home with four first-floor bedrooms plus a ground-floor annexe, ramped private entrance and en-suite wet room.

- Substantially Extended Family Home on a Generous Corner Plot
- Purpose-Designed Ground-Floor Annexe
- Independent Ramped Entrance
- Annexe En-Suite Wet Room
- Ideal for Multi-Generational / Assisted Family Living
- Four First-Floor Bedrooms
- Generous Lounge & Separate Dining Room
- Large Lawned Gardens & Patio Areas
- Detached Garage & Off Road Parking
- No Onward Chain

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Set on a generous corner plot, this substantially extended home offers something increasingly difficult to find – flexible family accommodation with a purpose-designed ground-floor annexe that can support independent or assisted living.

For families thinking not just about where they live today, but how a home might continue to work as circumstances change, this is a particularly interesting proposition. The traditional main house is complemented by a substantial ground-floor extension creating a dedicated annexe bedroom with its own ramped external entrance and en-suite wet room – ideal for an older relative, family member with mobility requirements or simply someone who would benefit from their own accessible space.

The floorplan shows how cleverly the annexe integrates with the main accommodation while retaining that all-important independence.

Space for the Whole Family.

The main house offers generous living space with a comfortable lounge flowing through to a separate dining room – creating plenty of room for relaxed evenings, family meals and larger gatherings. The kitchen provides a practical everyday workspace, while a separate ground-floor WC adds further convenience.

Upstairs are four bedrooms and the family bathroom, meaning the property can potentially provide five-bedroom versatility when the ground-floor annexe is included. The photographs also show particularly generous bedroom proportions, giving the home a reassuring sense of space throughout.

Outside, the large corner plot gives the property a feeling of space that's immediately noticeable. Generous lawned gardens wrap around the house, complemented by paved seating areas – plenty of room for children, grandchildren, summer gatherings or simply enjoying a quieter afternoon outside.

Council Tax band: D





GROUND FLOOR

Entrance Hall

Double entrance door with sidelight to entrance hall with engineered flooring, twin radiator, meter cupboard under stairs and under stairs WC.

Ground Floor WC

With double glazed window to the side aspect, vanity unit with cabinet below and low level WC with hidden cistern.

Living Room

12' 7" x 14' 1" (3.84m x 4.29m)

With double glazed window to the front aspect, twin radiator and open to dining room.

Dining Room

10' 6" x 12' 3" (3.20m x 3.73m)

With twin radiator, double glazed patio door to the rear garden and access to extended ground floor annex.

Bedroom

15' 0" x 15' 7" (4.57m x 4.75m)

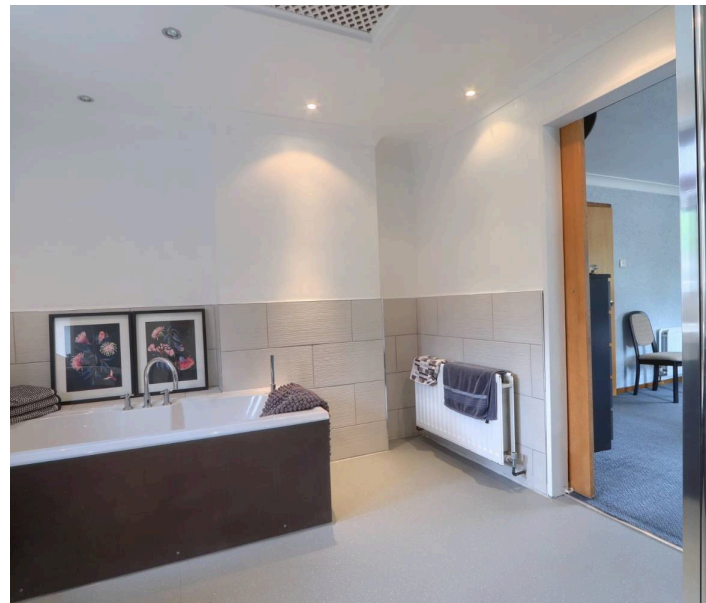
With double glazed window to the side and rear aspect and two twin radiators.

En-Suite Bathroom

With wet room floor, walk-in double shower enclosure, two seater side panelled bath with mixer tap and shower attachment, vanity unit with cabinet below, low level WC with hidden cistern set to cabinets, spotlights to ceiling, extractor fan, double glazed window to the front aspect and twin radiator.

Separate Second Entrance

With double glazed door to the front aspect and separate ramp access to the annex.



Kitchen

11' 5" x 8' 4" (3.48m x 2.54m)

With double glazed window to the front and rear aspect, double glazed door to the rear garden, engineered flooring and twin radiator. Fitted shaker style kitchen with complementary granite effect worktops incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, space for integrated dryer, integrated fridge and freezer, electric hob with glass splashback and overhead hood, high level oven, integrated microwave and integrated dishwasher.

FIRST FLOOR

Landing

With double glazed window to the side aspect, loft access and airing cupboard.

Bedroom One

10' 0" x 13' 2" (3.05m x 4.01m)

Measured to front of wardrobes. With double glazed window to the front aspect and single radiator.

Bedroom Two

10' 1" x 9' 9" (3.07m x 2.97m)

Measured to front of wardrobes With double glazed window to the rear aspect, single radiator and fitted wardrobes.

Bedroom Three

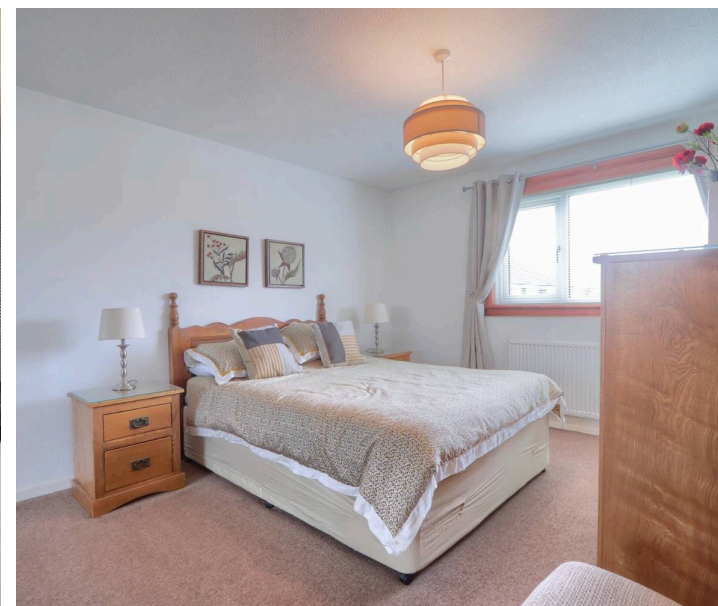
9' 1" x 10' 1" (2.77m x 3.07m)

(max) including stairhead. With double glazed window to the front aspect, single radiator and built-in cabin bed with storage below.

Bedroom Four

6' 7" x 9' 0" (2.01m x 2.74m)

With double glazed window to the rear aspect and single radiator.



Bathroom

With double glazed window to the side aspect, low level WC with hidden cistern, vanity unit with cabinet below and granite top, two seater side panelled bath with shower over, tiled walls and floor, chrome heated towel rail, spotlights to ceiling and extractor fan.

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:

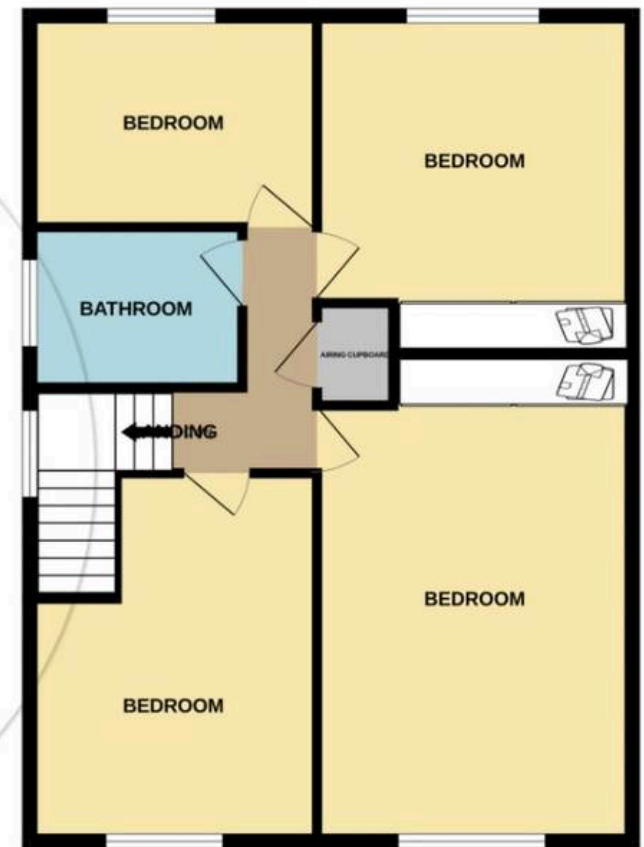
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GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		

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