



**Buckthorn Crescent, TS21 3LD**  
**5 Bed - House - Detached**  
**Offers Over £400,000**

**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: F**



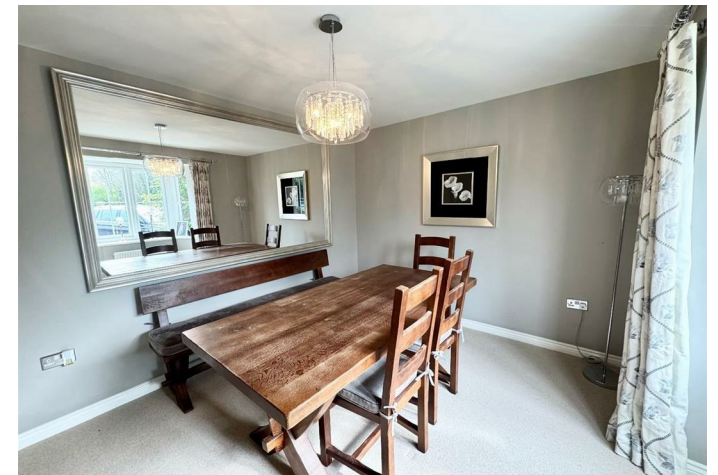
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# Buckthorn Crescent

## Stockton-On-Tees

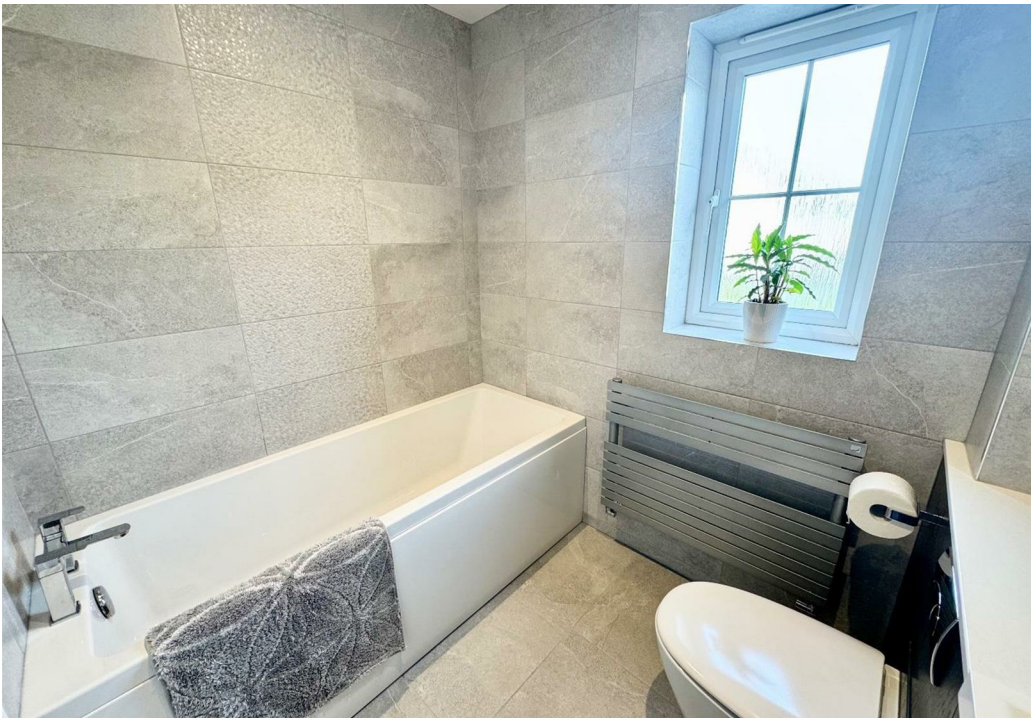
### TS21 3LD

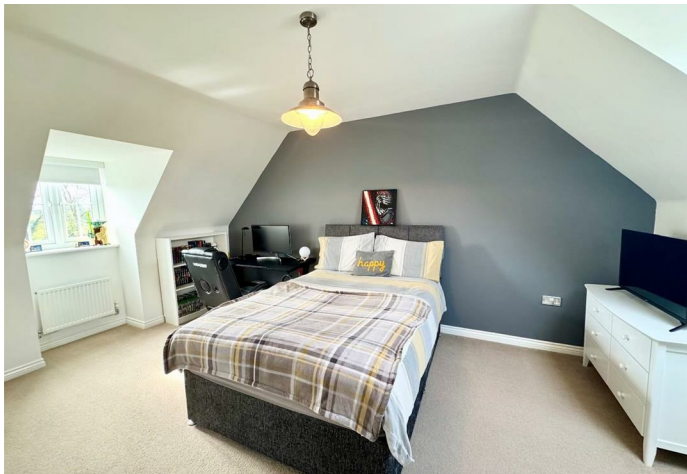
If you are searching for a substantial and beautifully appointed family home, Buckthorn Crescent presents an outstanding opportunity. Situated on a generous corner plot within the highly regarded The Elms Development, this impressive detached residence offers exceptional space, versatility and quality throughout. From the moment you step into the welcoming entrance hallway, the sense of light and space is immediately apparent. The ground floor has been thoughtfully designed for modern family living, featuring a bright and airy lounge, a separate formal dining room ideal for entertaining, a convenient cloakroom, and a practical utility room. At the heart of the home lies a stunning open-plan kitchen and garden room — a superb family space perfect for everyday living and social gatherings alike, with an abundance of natural light creating a warm and inviting atmosphere. The first floor continues to impress, offering a luxurious master bedroom complete with fitted wardrobes, dressing table area and a stylish ensuite bathroom. Two further well-proportioned bedrooms are located on this level, one benefitting from its own ensuite, alongside a contemporary family bathroom. The upper floor provides even more flexible accommodation, featuring two additional bedrooms, a separate shower room, and an attractive gallery landing which lends itself perfectly to a study area, reading nook or workspace — ideal for growing families or those working from home. Originally purchased as the development's show home, Buckthorn Crescent is presented to an exceptional specification throughout, showcasing quality finishes and meticulous attention to detail. This is truly a property ready to move straight into and enjoy. Externally, the home enjoys well-maintained gardens to the front, side and rear, offering ample outdoor space for relaxation and family activities. A block-paved driveway provides generous off-road parking and leads to a double garage.











**ENTRANCE HALLWAY**

Front entrance door, radiator, storage cupboard and Karndean flooring.

**CLOAKROOM**

WC, wash hand basin and radiator.

**LOUNGE**

Double glazed bay window to front aspect, double glazed double doors to rear aspect, carpet, fire and surround, two radiators.

**DINING ROOM**

Double glazed bay window to front aspect, carpet and radiator.

**KITCHEN**

Electric hob and double oven, spot lights, Karndean flooring, integrated dishwasher, integrated fridge/freezer full length radiator, double glazed window to side aspect, open plan with garden room.

**GARDEN ROOM**

Open plan with kitchen, Karndean flooring, spot lights, two full length wall radiators and sliding doors leading to rear garden.

**UTILITY**

Karndean flooring, plumbing for washer and space for dryer.

**LANDING**

Carpet flooring, stairs to upper level.

**BEDROOM ONE**

Double glazed window to front aspect, fitted wardrobes, carpet and fitted dressing table.

**EN SUITE**

Bath, walk-in shower, wash hand basin, WC, heated towel rail, tiled flooring, spot lights and double glazed window to rear aspect.

**BEDROOM TWO**

Double glazed window to front aspect, radiator, carpet and fitted wardrobes.



**EN SUITE**

Double glazed window to front aspect, shower, wash hand basin, WC, heated towel rail and spot lights.

**BEDROOM THREE**

Double glazed window to rear aspect, carpet, radiator and fitted wardrobes.

**BATHROOM**

Fully tiled bathroom, double glazed window to rear aspect, bath, vanity wash hand basin, vanity WC, spot lights, heated towel rail and tiled flooring.

**SECOND LANDING**

Double glazed skylight window to rear aspect, carpet and storage.

**BEDROOM FOUR**

Double glazed window to front aspect, double glazed skylight window to rear aspect, two radiators and fitted wardrobes.

**BEDROOM FIVE**

Double glazed window to front aspect, double glazed window to side aspect, carpet and storage cupboard.

**SHOWER ROOM**

Shower cubicle, wash hand basin, WC and skylight window to rear aspect.







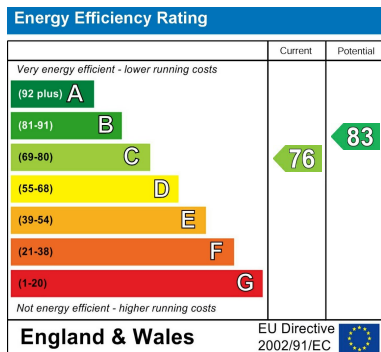
Ground Floor



Floor 1



Floor 2



Approximate total area<sup>1)</sup>  
 1829.45 ft<sup>2</sup>  
 169.96 m<sup>2</sup>

Reduced headroom  
 30.78 ft<sup>2</sup>  
 2.85 m<sup>2</sup>

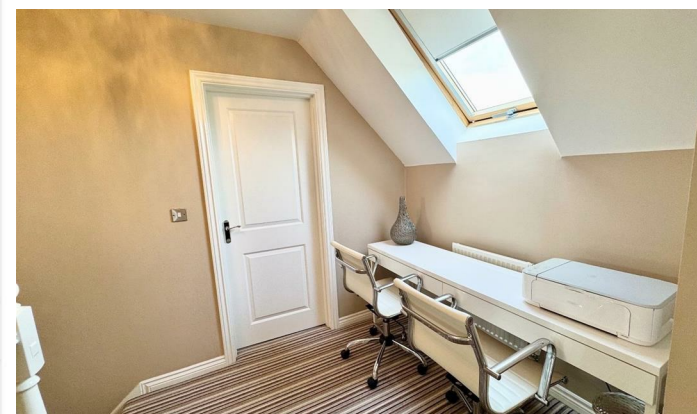
(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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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