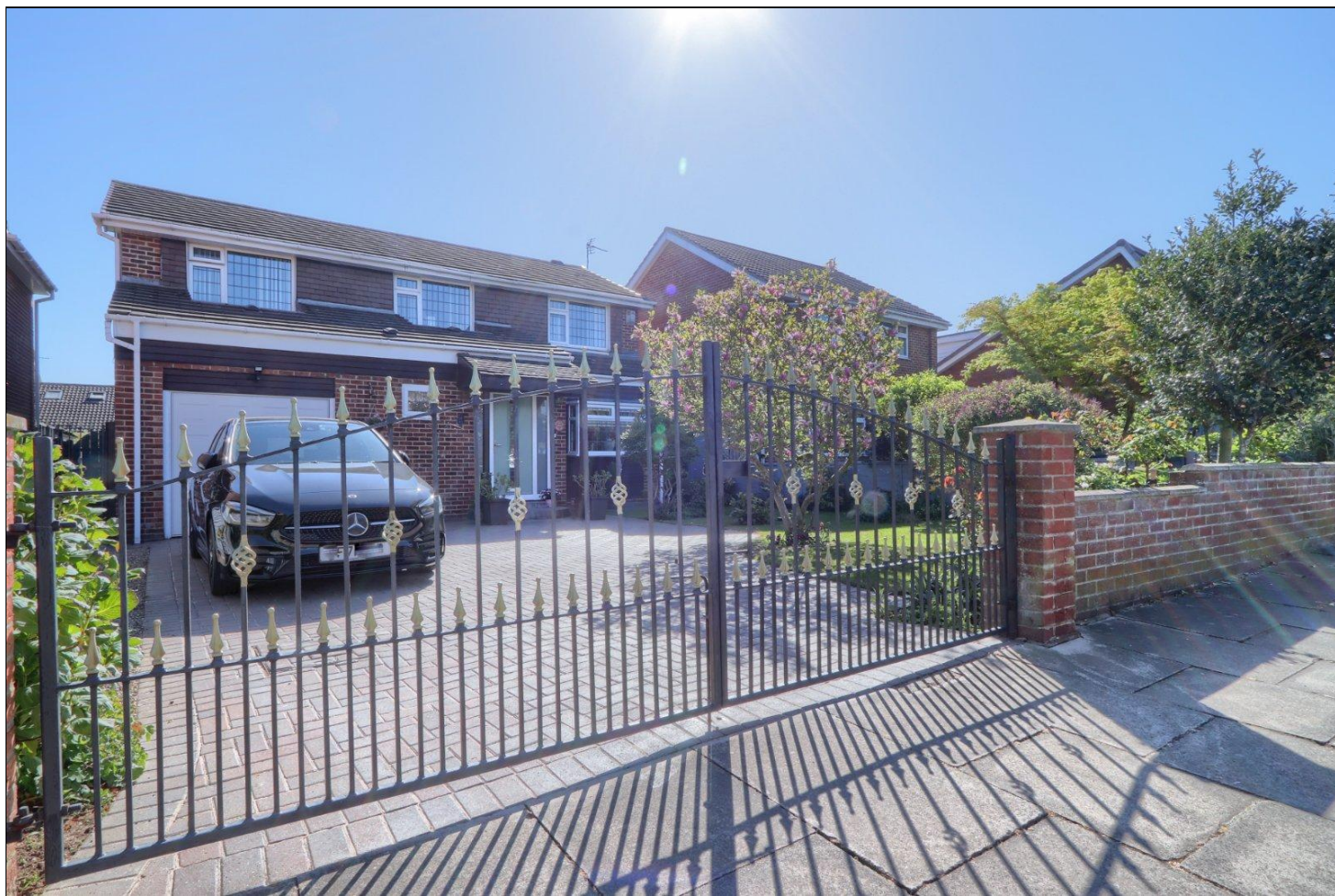


FOXWOOD DRIVE, ELM TREE, STOCKTON-ON-TEES, TS19 0TY



- ▲ Extended detached family home
- ▲ Four large bedrooms
- ▲ Stunning orangery with lantern roof
- ▲ Multiple reception areas
- ▲ Modern kitchen and utility room
- ▲ Stylish en-suite and family bathroom

- ▲ Landscaped rear garden
- ▲ Gated driveway and integral garage
- ▲ Sought-after Elm Tree location
- ▲ Ideal for modern family living and entertaining

£425,000

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Behind the gated frontage of this impressive, detached family home lies a property designed around modern family living, entertaining, and everyday comfort.

From the moment you arrive, the home makes a statement with its generous block-paved driveway, landscaped frontage, and attractive position.

Step inside and the atmosphere immediately feels warm and welcoming. The spacious living room forms the heart of the home — a beautifully presented space perfect for relaxed evenings, family gatherings, or cosy nights in. Double doors flow seamlessly into the formal dining room, creating an ideal layout for entertaining.

The kitchen has been designed for busy family life, offering extensive worktop space, ample storage, and an open connection into the stunning orangery extension. Flooded with natural light from the glazed lantern roof, this exceptional space transforms everyday living — whether enjoying morning coffee, hosting dinner parties, or simply unwinding while overlooking the garden.

A separate snug adds another dimension to the home, providing a cosy retreat with character brick walls and garden views — perfect as a cinema room, reading lounge, or peaceful escape from the main living areas.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal suite offers fitted wardrobes and a stylish modern en-suite, while the remaining bedrooms provide flexibility for growing families, guests, or home working. The contemporary family bathroom has also been thoughtfully updated with clean modern finishes.

Outside, the rear garden has been carefully landscaped to create a private and relaxing environment with lawn, patio seating areas, and mature planting. It's a garden designed equally for summer entertaining and peaceful evenings outdoors.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with side lights and double glazed window to the side aspect. Double doors open to living room.

CLOAKROOM/WC - With double glazed window to the front aspect, single radiator, low level WC and wash hand basin.

LIVING ROOM - 5.18m x 3.96m (17' x 13')

With double glazed window to the front aspect, double doors to dining room, radiators, media wall and access to the kitchen.

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DINING ROOM - 3.5m x 3.2m (11'6" x 10'6")

Open to the snug/family room with radiator, double doors to the living room and access to the kitchen.

SNUG/FAMILY ROOM - 3.66m x 3.35m (12' x 11')

With double glazed windows to the side, orangery and rear aspect, vaulted ceiling and radiator.

KITCHEN - 4.88m x 3.35m (16' x 11')

With double glazed window to the rear aspect and French doors to orangery. Beautiful bespoke fitted oak kitchen with excellent detailing and Quartz worktops, integrated appliances, sink and drainer unit with mixer tap, and stable door to the utility.

ORANGERY - 4.57m x 3.66m (15' x 12')

With large lantern roof, radiator, double glazed window overlooking the rear garden and French doors open to the garden.

UTILITY - 2.44m x 1.83m (8' x 6')

With matching bespoke fitted oak units, Quartz work surfaces, sink and drainer unit, plumbing for washing machine, courtesy door to the garage and door to the rear garden.

FIRST FLOOR

LANDING - With access to the loft and airing cupboard.

BEDROOM ONE - 4.27m x 3.5m (14' x 11'6")

With double glazed window to the front aspect and bespoke fitted wardrobes.

EN-SUITE - With walk-in shower enclosure with drench style shower, vanity unit, low level WC, towel rail and double glazed window to the rear aspect.

DRESSING ROOM - With double glazed window to the rear aspect and fitted wardrobes.

BEDROOM TWO - 3.8m x 3.35m (12'6" x 11')

With double glazed window to the rear aspect, radiator and built-in cupboard.

BEDROOM THREE - 3.35m x 2.9m (11' x 9'6")

With double glazed window to the front aspect, radiator and built-in cupboard.

BEDROOM FOUR - 3.25m x 2.6m (10'8" x 8'6")

With double glazed window to the front aspect and built-in cupboard.

FAMILY BATHROOM - With double glazed window to the rear aspect, towel rail, tiled walls and floor, low level WC, vanity unit, side panelled bath and shower enclosure.

AGENTS REF: - LJ/LS/STO220732/07052026

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Stockton office on

Tel: **01642 355000**



FOXWOOD DRIVE, TS19 0TY



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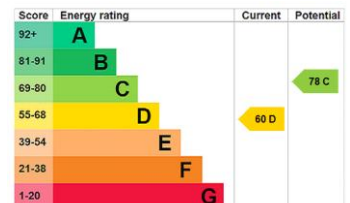
GROUND FLOOR

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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