



Elderberry House Morrison Street, Stillington Stockton-On-Tees TS21 1JD

welcome to

Elderberry House Morrison Street, Stillington Stockton-On-Tees

Beautifully presented four-bedroom detached home in the heart of Stillington Village. Offering spacious accommodation, including kitchen/diner, study and en-suites, plus a private south-facing rear garden, driveway for three cars and garage. Early viewing highly recommended.

Entrance Hallway

Composite entrance door with sidelights to reception hall with large format tiled floor, staircase to the first floor with oak banister, spindles and store cupboard.

Downstairs Wc

Low level WC with hidden cistern, wash hand basin, splash back, vanity unit and cabinet below.

Study

16' max x 8' 10" max (4.88m max x 2.69m max)
Double glazed window to front aspect

Lounge

12' max x 19' 1" max (3.66m max x 5.82m max)
Double Glazed window to front aspect, engineered flooring and feature open dual aspect stovax wood burner

Kitchen Diner

27' 7" max x 11' 2" max (8.41m max x 3.40m max)
Sliding doors opening to patio area, additional door to patio area, two double glazed windows to rear, sink, range of wall and base units, central island, integrated fridge freezer and dishwasher, High level Bosch oven with Bosch induction hob, detailed glass splash back.

Study

16' max x 8' 10" max (4.88m max x 2.69m max)
Double glazed window to front aspect and radiator

Utility Room

9' 8" x 6' 2" (2.95m x 1.88m)

Double glazed window to rear aspect, double glazed door to rear aspect. Range of wall and base units, tiled floor, plumbing for washing machine, stainless steel sink and drainer. Courtesy door to Garage

Bedroom 1

17' 1" max x 12' 2" max (5.21m max x 3.71m max)
Twin radiator, double glazed french doors open to feature Juliet balcony

En Suite

Wash hand basin with vanity unit, low level WC with hidden cistern, spotlights, double walk-in shower, double glazed window to front aspect, fitted wall mirror, tiled walls and floor.

Bedroom 2

14' 11" max x 11' 6" (4.55m max x 3.51m)
Double glazed window to front and twin radiator

En Suite

Double glazed window to front aspect, Low level WC with hidden cistern, vanity unit with cabinet below, shower cubicle and tiled splashback.

Bedroom 3

13' 1" x 9' 10" max (3.99m x 3.00m max)
Double glazed window to rear and twin radiator

Bedroom 4



13' 1" max x 10' 1" max (3.99m max x 3.07m max)
Double glazed window to rear and twin radiator.

Bathroom

Double glazed window to rear aspect, Low level WC with hidden cistern, vanity unit with drawers below. Shaver point, chrome heated towel rail, splashback tiles, engineered floor, two seater side panelled bath.

Front Garden

Open aspect garden to front elevation, with lawn and ample off-street parking for three vehicles with driveway and garage.

Rear Garden

Fully enclosed garden, beautifully kept, with mature borders. Mostly laid to lawn with lovely patio and gravelled area, ideal for socialising, plus entertaining families.



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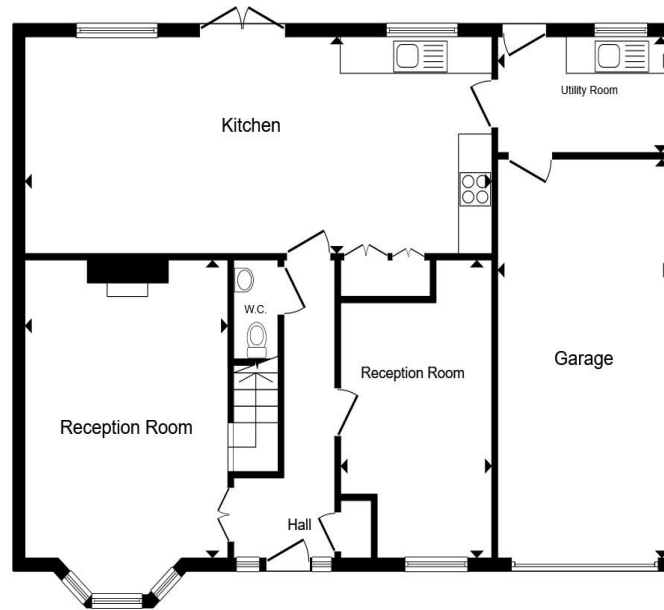
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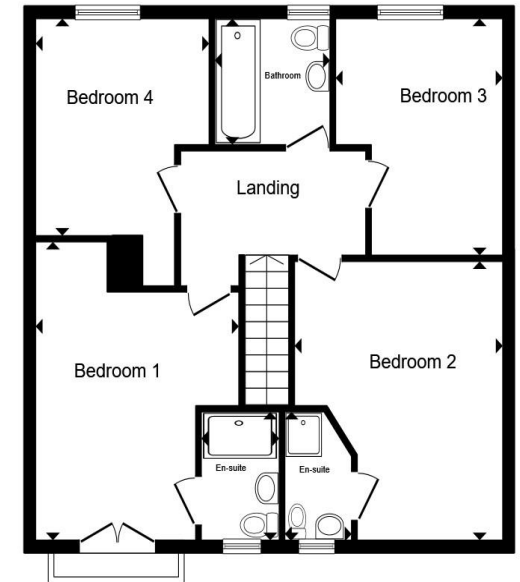
- AIR CIRCULATION SYSTEM
- SOLAR PANELS WITH BATTERY
- UNDERFLOOR HEATING DOWNSTAIRS
- SPACIOUS FRONT AND REAR GARDENS
- GARAGE

Tenure: Freehold EPC Rating: A
Council Tax Band: E

£400,000



Ground Floor



First Floor

Total floor area 171.4 m² (1,845 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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