Harper & Co
Estate Agents Ltd

https://www.harperandcoestateagents.co.uk



29 Plough Crescent

Summerville Village, Stockton-On-Tees, TS19 8GZ

Asking price £325,000

4 2 2 B

Exceptional Four Bedroom Detached Residence | Spectacular Westerly Garden | Outstanding Home Business Potential

Set on an attractive corner plot within a desirable modern development, this exceptional four bedroom detached home has been extensively enhanced to create something far beyond the standard family property. Immaculately presented, beautifully landscaped and ready to move straight into, every aspect has been carefully considered for modern family life, entertaining and flexible home working.

Offering approximately 1,510 sq ft including the garage, the property enjoys a peaceful position away from busy passing traffic and benefits from the remainder of the builder's warranty until 2031.







Inside, the accommodation is stylish, spacious and neutrally finished throughout.

A generous lounge provides an elegant main reception room, while the separate office is ideal for home working or could equally serve as a playroom or snug.

The heart of the home is the impressive open-plan kitchen, dining and family space. Designed around entertaining, the contemporary kitchen features integrated appliances and flows into a substantial dining area, creating a fantastic social hub for family and friends.

Expansive bi-folding doors open directly onto the garden, seamlessly connecting the interior with what is undoubtedly one of this home's standout features.

A Garden Designed For Entertaining - The stunning westerly-facing landscaped garden has been thoughtfully designed to make the most of the afternoon and evening sun, creating a superb backdrop for entertaining long into the evening. Far more than simply a garden, this is a genuine outdoor living and entertaining space.

Dedicated seating and dining areas provide the perfect setting for alfresco dining, complemented by an attractive pergola and dedicated outdoor cooking area – ideal for summer barbecues, drinks with friends and relaxed family evenings.

As daylight fades, the garden really comes into its own. Carefully positioned exterior and feature lighting illuminates the landscaping and entertaining areas, creating a beautiful evening atmosphere and allowing the outside space to be enjoyed well beyond sunset.

A feature waterfall and nature pond add another dimension to the landscaping, while the lawn and established planting soften the space and create a garden that feels both sophisticated and welcoming.

The separate garden room provides yet another place to relax, work or entertain.

Another major advantage is the larger-than-average detached garage, which offers considerably more versatility than conventional garage space.

Already partially converted, it provides an exciting opportunity for anyone running a business from home or requiring a substantial dedicated workspace.

Superb Home Business Potential - Its size and existing configuration could lend itself perfectly to a home office, studio, treatment room, beauty space, workshop, gym or creative workspace, while the adjoining storage area ensures valuable practical storage can still be retained. Any change of use or further conversion would, of course, remain subject to any necessary permissions and requirements.

Back inside, a separate utility and ground floor WC provide valuable practicality.

Upstairs are four well-appointed bedrooms, with the principal bedroom benefiting from its own private en-suite shower room. The remaining bedrooms provide excellent family accommodation and are served by the contemporary family bathroom.

Externally, the property's corner plot, landscaped setting and carefully designed entertaining areas give it a real sense of individuality and privacy rarely associated with a modern development.

Conveniently positioned for local amenities and transport connections, this is a home that delivers not only on presentation, but on lifestyle.

From summer evenings around the outdoor cooking area to the beautifully illuminated garden after dark, this is a property designed to be enjoyed. Add the impressive home-business potential of the detached garage, and 29 Plough Crescent offers a level of versatility that truly sets it apart.

Early viewing is essential to fully appreciate everything this exceptional home has to offer.

Location

Enjoying a modern residential setting on the edge of the countryside, Plough Crescent offers an appealing balance of contemporary living, green open spaces and excellent everyday convenience.

The development benefits from its own nature trail, perfect for leisurely walks away from traffic, along with a children's play area, making it an ideal setting for families and those who enjoy spending time outdoors. The nearby Castle Eden Walkway, accessible on foot from the property, provides further opportunities for scenic walks and exploring the surrounding countryside.

The area is well served by local shops and everyday amenities, while Stockton town centre is within easy reach, offering a vibrant selection of trendy pubs, live music venues, performing arts and shopping facilities.

The charming Norton Village is also conveniently located nearby, renowned for its excellent restaurants, independent bistros, cafés, boutique shops, traditional butchers and bakeries, creating a wonderful atmosphere for dining, shopping and socialising.

Ideally positioned between the A1 and A19, the property benefits from excellent transport connections throughout the Tees Valley and beyond. Darlington railway station provides access to major national rail routes, while attractive surrounding villages, including Sedgefield, are just a short drive away.

Combining modern residential living with countryside walks, excellent transport links and a fantastic choice of nearby amenities, Plough Crescent offers an enviable location for families, professionals and those seeking the perfect balance between convenience and lifestyle.

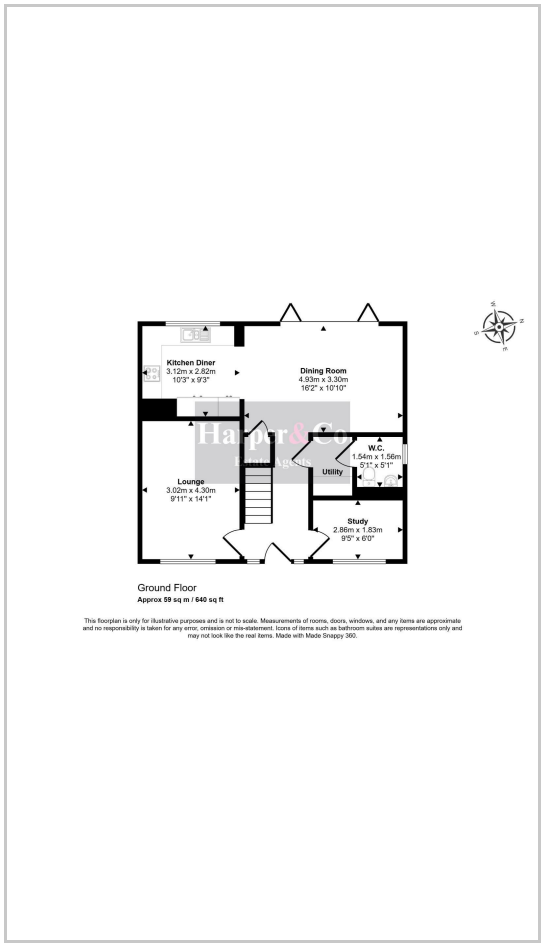
Note

Please find the attached brochure, which includes important material information for prospective purchasers. If you would prefer to receive a digital copy, we would be happy to send it to you by email or WhatsApp upon request.

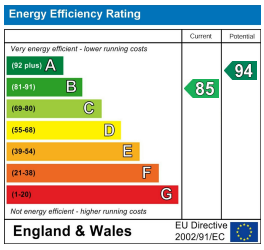
Area Map

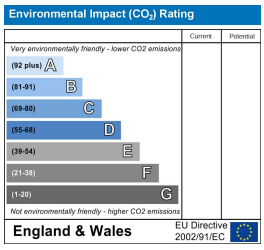


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Progress House Fudan Way, Thornaby, Stockton-on-Tees, TS17 6EN
Tel: 01642 638 000 Email: sales@harperandcoestateagents.co.uk https://www.harperandcoestateagents.co.uk