



## Elton, Stockton-On-Tees, TS21 1AG

This four bedroom detached family home sits on a generous plot of over half an acre, complete with its own paddock, in the charming village of Elton. Offering a semi-rural lifestyle with exceptional outdoor space, the property remains conveniently close to local amenities, including well regarded schools and everyday shopping. Available with no onward chain, it presents a superb opportunity for buyers seeking a substantial home in a sought after village setting.

The ground floor offers a flexible layout with a large hall, spacious reception room, kitchen/dining space with sliding doors to the garden, two bedrooms, a bathroom as well as separate shower room, plus a double garage. The first floor features two further bedrooms, and substantial eaves storage. The generous landing could easily serve as a study or hobby space. Features such as beams, a spiral staircase, and an open fire in the lounge add charm throughout, while the property's condition means that buyers can modernise to suit their own style.

Outside, the home enjoys a gated gravel driveway, lawned frontage, and a notably private rear aspect. The double garage and additional outbuilding space offer excellent storage or workshop potential, and the extensive land to the rear is ideal for those seeking a paddock, garden expansion, or simply more outdoor space.

Elton itself is a picturesque and highly sought after village, known for its peaceful setting, friendly community, and attractive mix of homes. With countryside walks on the doorstep, easy access to Yarm and Stockton, and the convenience of nearby shops, schools, and transport links, it's a location that balances rural charm with everyday practicality.

Available with no onward chain, this is a rare opportunity to secure a substantial home with outstanding outdoor space.

**Asking Price £525,000**



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PORCH

INNER HALL

KITCHEN/DINING ROOM  
17'11" x 12'1" (5.46m x 3.68m)

LOUNGE  
22'9" x 13' (6.93m x 3.96m )

BATHROOM  
10'3" x 5'7" (3.12m x 1.70m)

BEDROOM THREE  
11'10" x 13'3" (3.61m x 4.04m)

BEDROOM FOUR/RECEPTION ROOM  
13'3" x 11'4" (4.04m x 3.45m)

SHOWER ROOM  
7'4" x 4'10" (2.24m x 1.47m)

LANDING

BEDROOM ONE  
22'6" x 13'4" (6.86m x 4.06m)

BEDROOM TWO  
12'11" x (3.94m x)

GARAGE  
19'8" x 18'1" (5.99m x 5.51m)

## AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

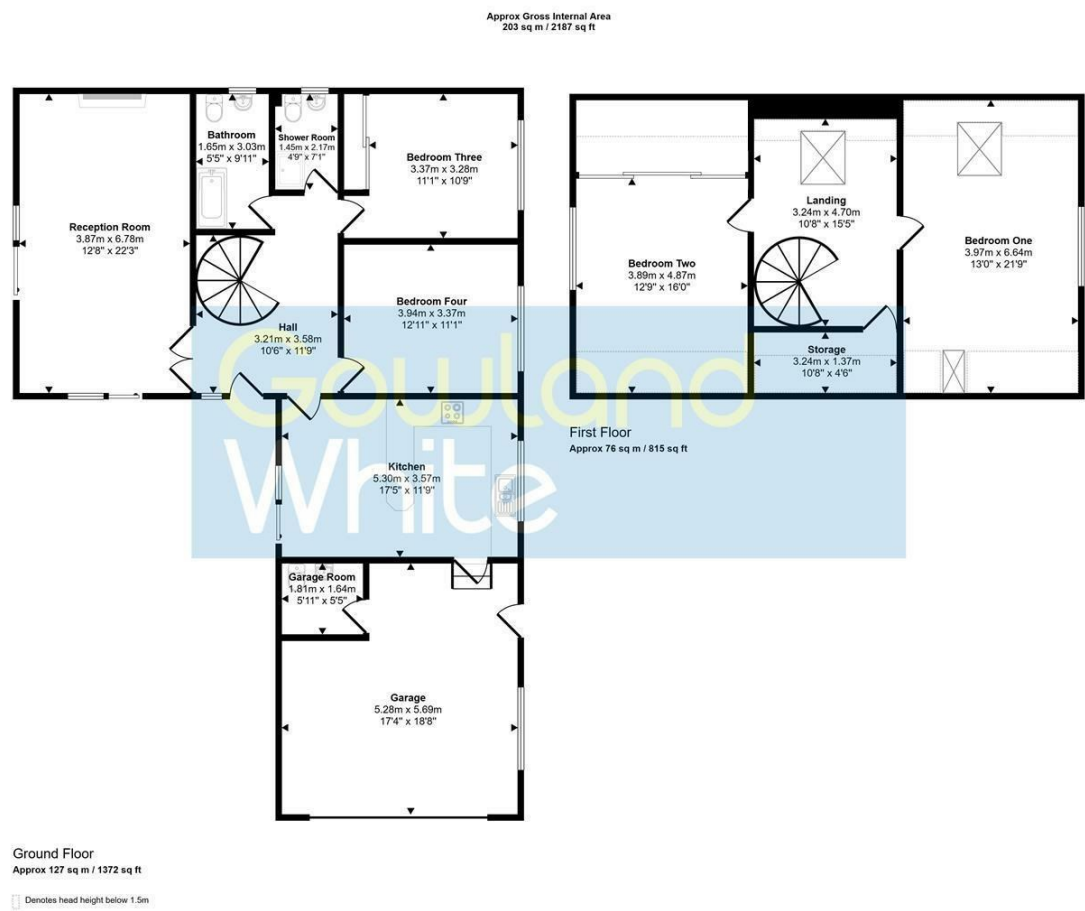








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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 72 77     |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

VIEWING  
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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.

17 Bishop Street, Stockton on Tees, TS18 1SY  
stockton@gowlandwhite.co.uk