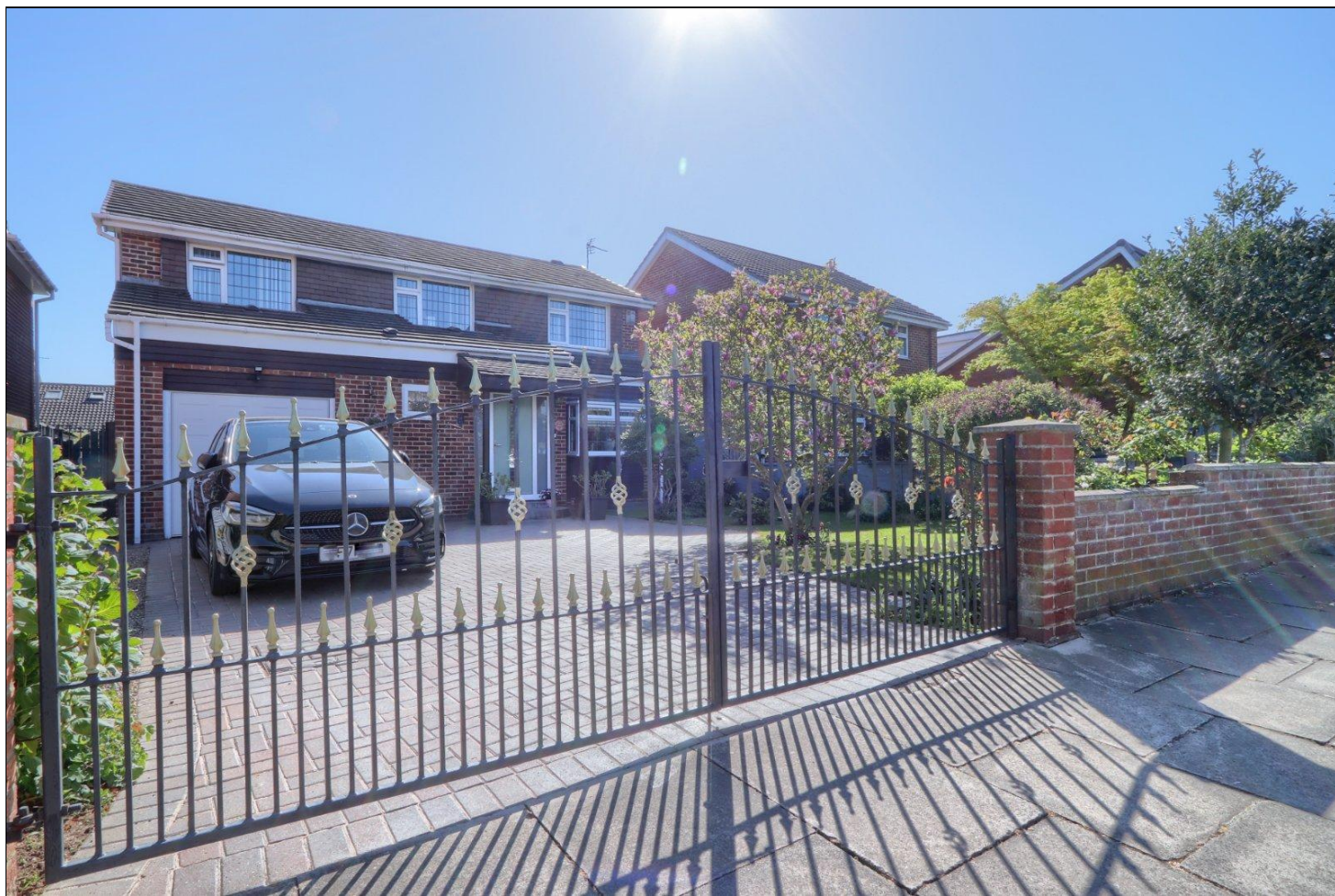


FOXWOOD DRIVE, ELM TREE, STOCKTON-ON-TEES, TS19 0TY



- ▲ NO ONWARD CHAIN
- ▲ 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

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



**** NO ONWARD CHAIN ****

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 - 7m x 4.27m (23' x 14')

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

TO VIEW: Tel: 01642 355000

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk



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.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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



FOXWOOD DRIVE, TS19 0TY



FOXWOOD DRIVE, TS19 0TY



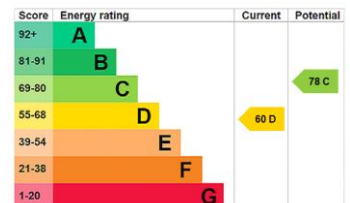
GROUND FLOOR

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.
Made with Metropix ©2026

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Stockton Office on Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP