

ELDERBERRY HOUSE, MORRISON STREET, STILLINGTON, STOCKTON-ON-TEES, TS21 1JD



- ▲ Prestigious detached family home positioned within the desirable village of Stillington
- ▲ Spacious and light-filled open-plan kitchen/dining area with central island and swivel doors to the garden
- ▲ Stylish living room featuring a bay window and contemporary dual aspect stovax wood burner
- ▲ Versatile ground floor room ideal as a home office, snug, or additional bedroom
- ▲ Impressive principal suite with Juliet balcony and modern en-suite shower room
- ▲ Second bedroom with its own en-suite, perfect for guests or older children
- ▲ Two further generously sized bedrooms and a sleek family bathroom with a two-seater bath
- ▲ Contemporary finishes throughout including under floor heating to the ground floor and high-spec fittings
- ▲ Private south facing rear garden and patio area ideal for entertaining and outdoor living, driveway parking and integral garage with automatic roller door for added convenience
- ▲ Solar panel, solar battery and air recirculation system

£400,000

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Discover refined village living in this exceptional detached residence nestled in the heart of Stillington.

Positioned within a sought-after setting, this beautifully presented home offers a seamless blend of contemporary design and relaxed family luxury. From the moment you step into the impressive reception hall—with its elegant oak staircase and sleek tiled flooring—you are welcomed into a space that has been thoughtfully crafted for both style and comfort.

At the heart of the home lies a stunning open-plan kitchen and dining space, designed for modern living. Flooded with natural light and featuring high-spec integrated appliances, a central island, and swivel doors opening onto the garden, this is a space made for entertaining, family gatherings, and effortless indoor-outdoor living.

The generous living room, complete with a striking dual-aspect stovax wood burner and bay window, provides a warm and sophisticated retreat, while a versatile additional room offers flexibility as a home office, guest suite, or ground-floor bedroom—perfect for evolving lifestyles.

Upstairs, the sense of luxury continues. The principal bedroom is a true sanctuary, featuring French doors with a Juliet balcony and a stylish en-suite, while a second bedroom also benefits from its own en-suite—ideal for guests or growing families. Two further well-proportioned bedrooms and a contemporary family bathroom complete the upper floor, all finished to a high standard.

Externally, the property offers a private south facing garden ideal for relaxing or entertaining, along with a driveway and integral garage, adding both convenience and practicality.

Set within the charming village of Stillington, this home enjoys a peaceful community atmosphere while remaining within easy reach of nearby towns and transport links—delivering the perfect balance between countryside tranquillity and modern connectivity.

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

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GROUND FLOOR

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

CLOAKROOM/WC - Comprising low level WC with hidden cistern and vanity unit with cabinet below.

LIVING ROOM - 3.48m (11'5") x 4.47m (14'8") excluding bay
With double glazed bay window to the front aspect, engineered flooring and feature open dual aspect stovax wood burner.

STUDY/GROUND FLOOR BEDROOM - 4.27m x 2.54m (14' x 8'4")
With double glazed window to the front aspect.

KITCHEN DINER - 8.26m x 3.4m (27'1" x 11'2")
With double glazed windows to the rear aspect and bi-folding doors open to patio area. Cooke & Lewis electric hob with detailed glass splashback, high level Bosh oven and fitted microwave, integrated dishwasher and integrated fridge freezer and central island.

UTILITY - 2.8m x 1.73m (9'2" x 5'8")
With double glazed window to the rear aspect, double glazed door to the rear aspect, tiled floor, wall, drawer, and floor units with stainless steel sink and drainer, plumbing for washing machine, space for dryer and courtesy door to garage.

GARAGE - 3.07m x 6m (10'1" x 19'8")
With automatic roller door.

FIRST FLOOR

LANDING - 2.92m x 1.65m (9'7" x 5'5")

MASTER BEDROOM - 5.05m (16'7") (max) x 3.53m (11'7") (max)

With twin radiator, air circulation system and double glazed French doors open to feature glass Juliet balcony.

EN-SUITE SHOWER ROOM - With double glazed window to the front aspect, low level WC with hidden cistern, vanity unit with cabinet below, double walk-in shower enclosure with drench shower, fitted wall mirror and tiled walls and floor.

BEDROOM TWO - 3.38m x 4.4m (max) (11'1" x 14'5" (max))
With double glazed window to the front aspect and twin radiator.

EN-SUITE - With double glazed window to the front aspect, low level WC with hidden cistern, vanity unit with cabinet below, corner shower cubicle and tiled splashbacks.

BEDROOM THREE - 2.92m x 3.18m (9'7" x 10'5")
With double glazed window to the rear aspect and twin radiator.

BEDROOM FOUR - 3.84m x 2.84m (max) (12'7" x 9'4" (max))
With double glazed window to the rear aspect and twin radiator.

FAMILY BATHROOM - 1.93m x 1.93m (6'4" x 6'4")
With double glazed window to the rear aspect, low level WC with hidden cistern, vanity unit with drawers below, chrome heated towel rail, shaver point, tiled splashbacks, two seater side panelled bath and engineered floor.

AGENTS REF: - LJ/LS/STO260136/30032026

Council Tax Band: E **Tenure:** Freehold



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