

## DUNELM ROAD, ELM TREE, STOCKTON-ON-TEES, TS19 0TS



- ▲ Private corner plot with woodland backdrop
- ▲ Beautiful arched sun terrace perfect for outdoor entertaining
- ▲ Seamless indoor-outdoor living with bi-fold doors
- ▲ Spacious open-plan living/dining areas and solid oak kitchen with granite worktops
- ▲ Five flexible double bedrooms across three floors

- ▲ Ideal layout for home working or multi-generational living
- ▲ Landscaped gardens designed for relaxation and privacy
- ▲ Large driveway, double garage and no onward chain
- ▲ Excellent access to highly regarded schools and local amenities

**£450,000**

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There are homes that simply provide space — and there are homes that completely change the way you live.

Positioned discreetly on a private corner plot in the heart of Elm Tree, this exceptional five-bedroom detached residence has been thoughtfully designed to bring the outside in, creating a calm and beautifully connected living environment.

From the moment you arrive, the sense of privacy and exclusivity is unmistakable. The large patterned concrete driveway, double garage and attractive frontage create an impressive first impression, while the unique flipped layout of the property immediately sets it apart from anything else on the market.

The original owners cleverly reversed the traditional orientation of the home so that the main living spaces embrace the spectacular rear garden and woodland backdrop. The result is a home filled with natural light, greenery and a seamless connection to outdoor living.

At the heart of the property is the expansive open-plan living and dining area — a warm, inviting space designed for both relaxed family life and entertaining. Large bi-fold doors open directly onto the beautiful arched sun terrace, instantly extending the living space outdoors during warmer months. Whether it's morning coffee overlooking the gardens, long summer lunches with friends, or peaceful evenings listening to birdsong from the woodland beyond, this home offers a lifestyle rarely found in such a convenient location.

The solid oak kitchen with granite worktops combines timeless quality with practicality, offering generous preparation space and a sociable layout ideal for busy family life. The adjoining utility room keeps everyday routines effortlessly organised.

Upstairs, the home continues to impress with five versatile bedrooms arranged across two floors, creating flexibility for growing families, guest accommodation, home working or dedicated hobby spaces.

The second floor is particularly special, offering vaulted ceilings, Velux windows and a bright, peaceful atmosphere that feels entirely separate from the rest of the home — ideal for teenagers, remote working, creative studios or multi-generational living.

The beautifully landscaped rear garden has been designed to provide year-round enjoyment with mature planting, decked seating areas and uninterrupted leafy views that create a true sense of escape.

Despite the tranquillity, the property remains exceptionally well connected, with highly regarded junior and secondary schools, colleges, local amenities and commuter routes all within easy reach.

This is more than a house — it's a private family retreat designed around lifestyle, entertaining and everyday comfort.

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

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## **GROUND FLOOR**

**RECEPTION PORCH** - Entrance door with sidelight to reception porch with Amtico flooring, full length window to the side aspect, radiator and oak glazed door to reception hall.

**RECEPTION HALL** - With bespoke oak staircase, banister and spindles to the first floor, Karndean flooring, double glazed window to the front aspect and radiator.

**GROUND FLOOR CLOAKROOM** - With double glazed window to the side aspect, low level WC with hidden cistern, vanity unit with cabinet below, tiling to lower walls, towel rail and spotlights to ceiling.

**KITCHEN DINER - 4.2m x 4.88m (max) (13'9" x 16' (max))**  
With four sets of double glazed windows to the front aspect with fitted modern shutters. Solid oak fitted kitchen with complementary granite worktops incorporating a double oven, hob with overhead hood, inset one and a half bowl stainless steel sink with mixer tap and routed drainer, integrated dishwasher, integrated fridge, twin radiator and plinth heater.

**UTILITY - 3.28m x 1.83m (10'9" x 6')**  
With double glazed door to the rear aspect, oak kitchen units with complementary worktops incorporating an inset stainless steel sink with drainer unit, stainless steel splashback, space for fridge freezer, plumbing for washing machine and space for dryer.

**OPEN PLAN LIVING ROOM/DINING AREA - 3.35m (11') x 2.84m (9'4") plus 5.7m (18'8") x 3.78m (12'5") in the Living Room**  
With two sets of bi-fold doors opening to the arched Sun Terrace, two double glazed windows to side aspect, two large radiators and a beautiful marble fireplace.

## **FIRST FLOOR**

**LANDING** - With double glazed window to the front aspect and stairs to the top floor.

**MASTER BEDROOM - 3.35m (11') x 4.42m (14'6") to front of wardrobes**  
With double glazed window to the rear aspect, single radiator, mirrored fitted wardrobes and linen cupboard.

## **EN-SUITE - 3.28m x 1.88m (10'9" x 6'2")**

With double glazed window to the front aspect, tall wall mounted towel rail, walk-in shower enclosure, low level WC, vanity unit with worktop, cabinets below and shelving, and wall mounted mirror with spotlights above.

## **BEDROOM TWO - 3.45m x 3.8m (max) (11'4" x 12'6" (max))**

With double glazed window to the rear aspect and single radiator.

## **BEDROOM FOUR - 2.84m x 2.13m (9'4" x 7')**

With double glazed window to the side aspect and single radiator.

## **BATHROOM - 2m x 2.67m (6'7" x 8'9")**

With double glazed window to the side aspect, tiled walls, walk-in double shower enclosure, low level WC, pedestal wash hand basin, freestanding roll top bath with mixer tap and shower attachment, tall wall mounted towel rail, fitted wall mirror and spotlights to ceiling.

## **SECOND FLOOR**

## **LANDING AREA - 3.84m x 2.16m (max) (12'7" x 7'1" (max))**

With Velux windows to the front and rear aspect, vaulted ceiling and Amtico flooring.

## **BEDROOM THREE - 3.2m x 3.56m (10'6" x 11'8")**

With Amtico flooring, three Velux window lights to the rear aspect and storage to eaves with plumbing infrastructure to create an en-suite.

## **BEDROOM FIVE - 2.95m x 3.96m (9'8" x 13')**

With three Velux windows to the rear aspect, Amtico flooring, radiator and storage to eaves.

## **EXTERNALLY**

The property is very nicely tucked away on a private corner plot with a large patterned concrete drive, double garage and a stunning rear garden framed by a woodland outlook and the arched Sun Terrace.

## **GARAGE - 5.03m x 5.03m (16'6" x 16'6")**

**Council Tax Band:** E

**Tenure:** Freehold



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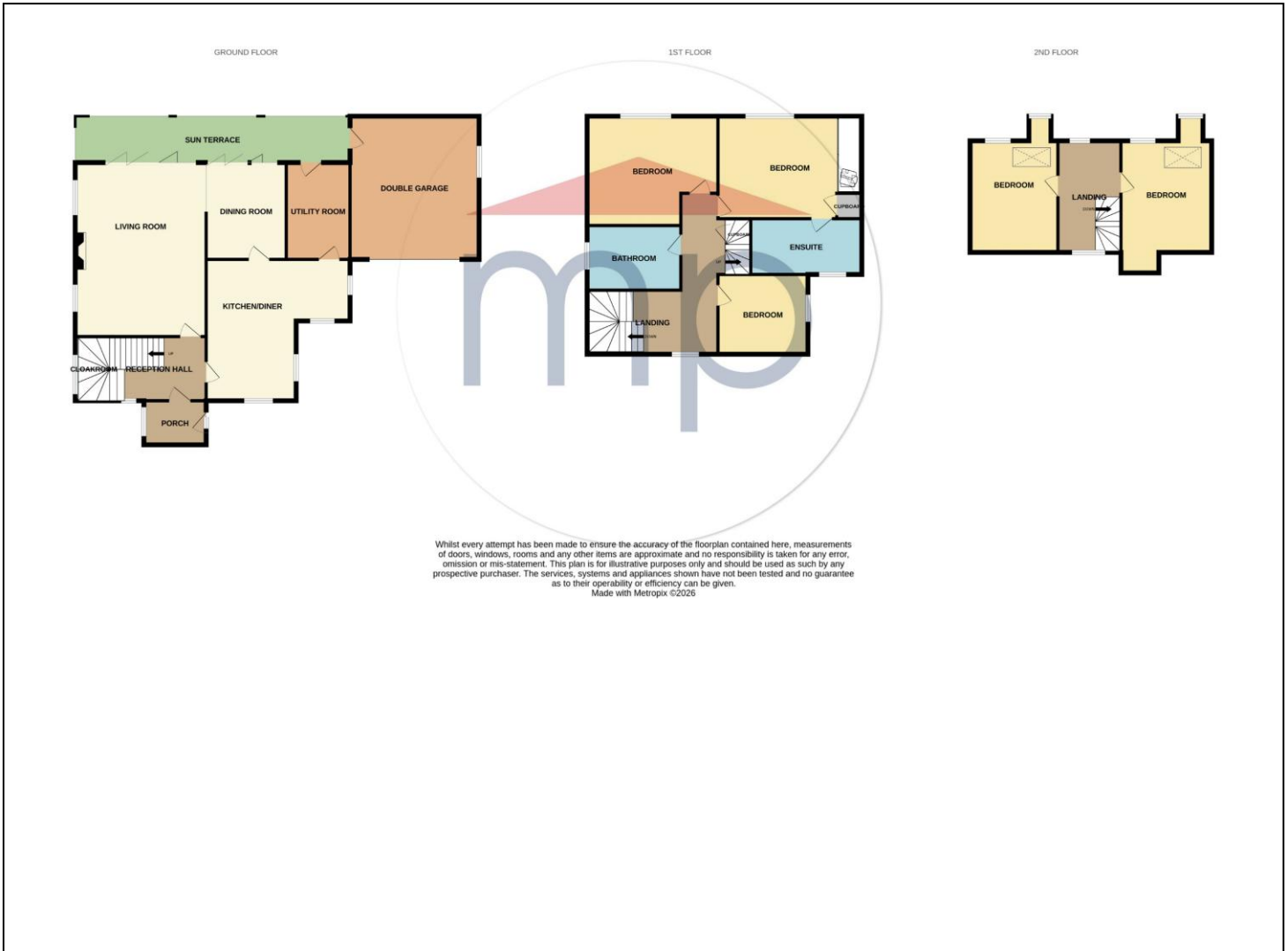


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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