

# Harper & Co

Estate Agents Ltd

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## Morrison Street

Stillington, Stockton-On-Tees, TS21 1JD

Elderflower House, Stillington | Exceptional Four Bedroom Family Residence | Over 1,800 Sq Ft | Village Setting

Occupying A Prime Position Within The Highly Sought After Village Of Stillington, Elderflower House Is An Immaculately Presented And Substantially Upgraded Four Bedroom Family Home, Offering Over 1,800 Sq Ft Of Stylish And Versatile Living Space.

**£400,000**

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- Substantial Four Bedroom Family Home Spanning Over 1,800 Sq Ft
- Immaculately Presented And Recently Upgraded Throughout
- Stunning Open Plan Kitchen/Diner With Island And Integrated Appliances
- Two Reception Rooms Including Lounge With Log Burning Fire
- Four Bedrooms With Two En Suites And Three Bathrooms In Total
- Underfloor Heating Throughout Ground Floor With Individual Controls
- Utility / Laundry Room With Built-In System And Garage Access
- Integral Garage With Electric Roller Shutter Door And Driveway Parking For Three Cars
- South West Facing Rear Garden With Patio, Lawn And LED Lighting
- Sought After Village Location With Views Towards The Village Green

## Full Description

## Location

## Note

## Disclaimer

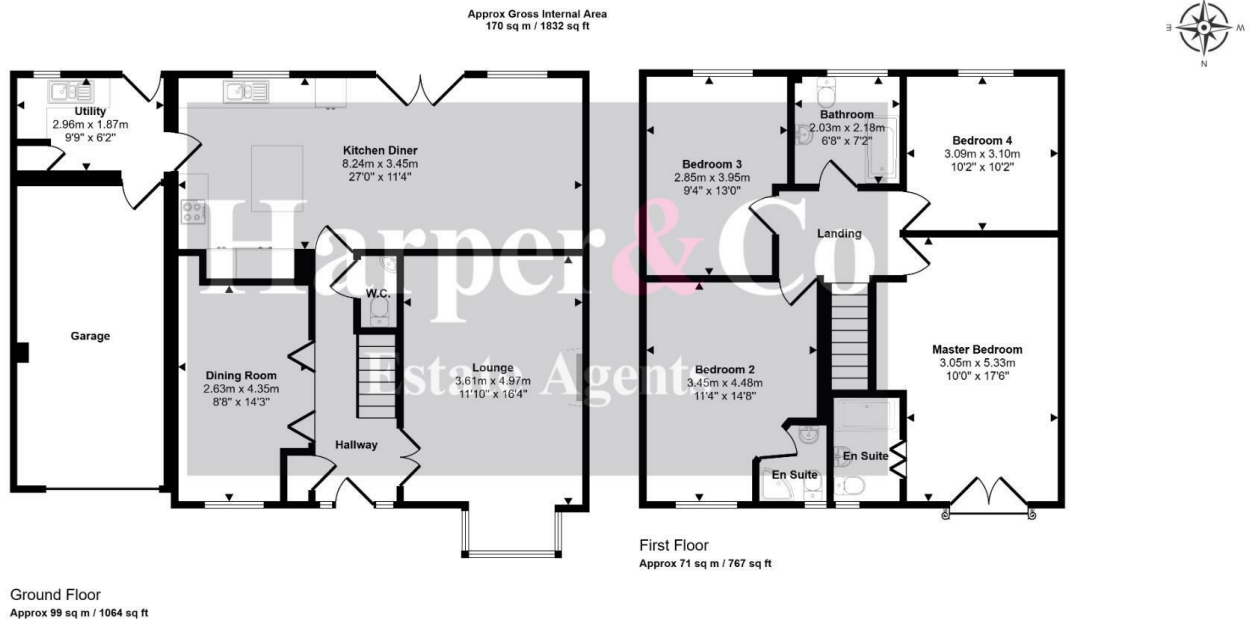
## Money Laundering Notice



## Directions



# Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	94	94	England & Wales		EU Directive 2002/91/EC