

BUTTERFIELD DRIVE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0EZ



- ▲ A substantially extended and improved four bedroom semi-detached family home
- ▲ Nicely positioned within this popular Eaglescliffe development close to highly regarded schooling and excellent shopping facilities
- ▲ Extensive Lounge with feature wood burning stove with mantle over and hearth and there is a separate Dining Room
- ▲ Delightful Family/Garden Room extension with tiled floor and double doors opening directly to the rear garden
- ▲ Kitchen with a generous range of fitted units, built in oven and hob, integrated fridge and freezer and separate Utility Room
- ▲ Four generous bedrooms on the first floor together with a useful Study/Storage area
- ▲ Family Bathroom with white three piece suite and underfloor heating and separate Shower Room
- ▲ Gas central heating system via a Viessmann boiler and double glazed windows
- ▲ Pleasant gardens, block paved driveway and car parking area and single garage

Fixed Price £310,000

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GROUND FLOOR

ENTRANCE HALL

LOUNGE - 7.63m (25') x 3.69m (12'1") reducing to 3.13m (10'3")

FAMILY/GARDEN ROOM - 5.65m x 2.64m (18'6" x 8'8")

KITCHEN - 4.32m x 2.41m (14'2" x 7'11")

DINING ROOM - 3.83m x 2.55m (12'7" x 8'4")

UTILITY ROOM - 2.65m x 2.31m (8'8" x 7'7")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.90m x 3.51m (12'10" x 11'6")

BEDROOM TWO - 3.52m x 2.98m (11'7" x 9'9")

BEDROOM THREE - 3.97m x 2.55m (13' x 8'4")

BEDROOM FOUR - 2.73m x 2.11m (8'11" x 6'11")

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STUDY/STORAGE AREA - 2.60m x 1.07m (8'6" x 3'6")

BATHROOM - 2.59m x 2.10m (8'6" x 6'11")

SHOWER ROOM - 2.60m x 1.37m (8'6" x 4'6")

EXTERNALLY

PARKING & GARDENS

To the front of the house there is a block paved driveway and off street parking area with a variety of shrubs. The delightful rear garden is enclosed and mainly laid to lawn with a variety of shrubs and trees, a paved patio area and timber shed with water and electric connected.

GARAGE - 5.03m x 2.55m (16'6" x 8'4")

The single garage has an up and over door, wall mounted Viessmann boiler, power points and lighting.

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AGENTS REF: - DC/LS/YAR180261/10082026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

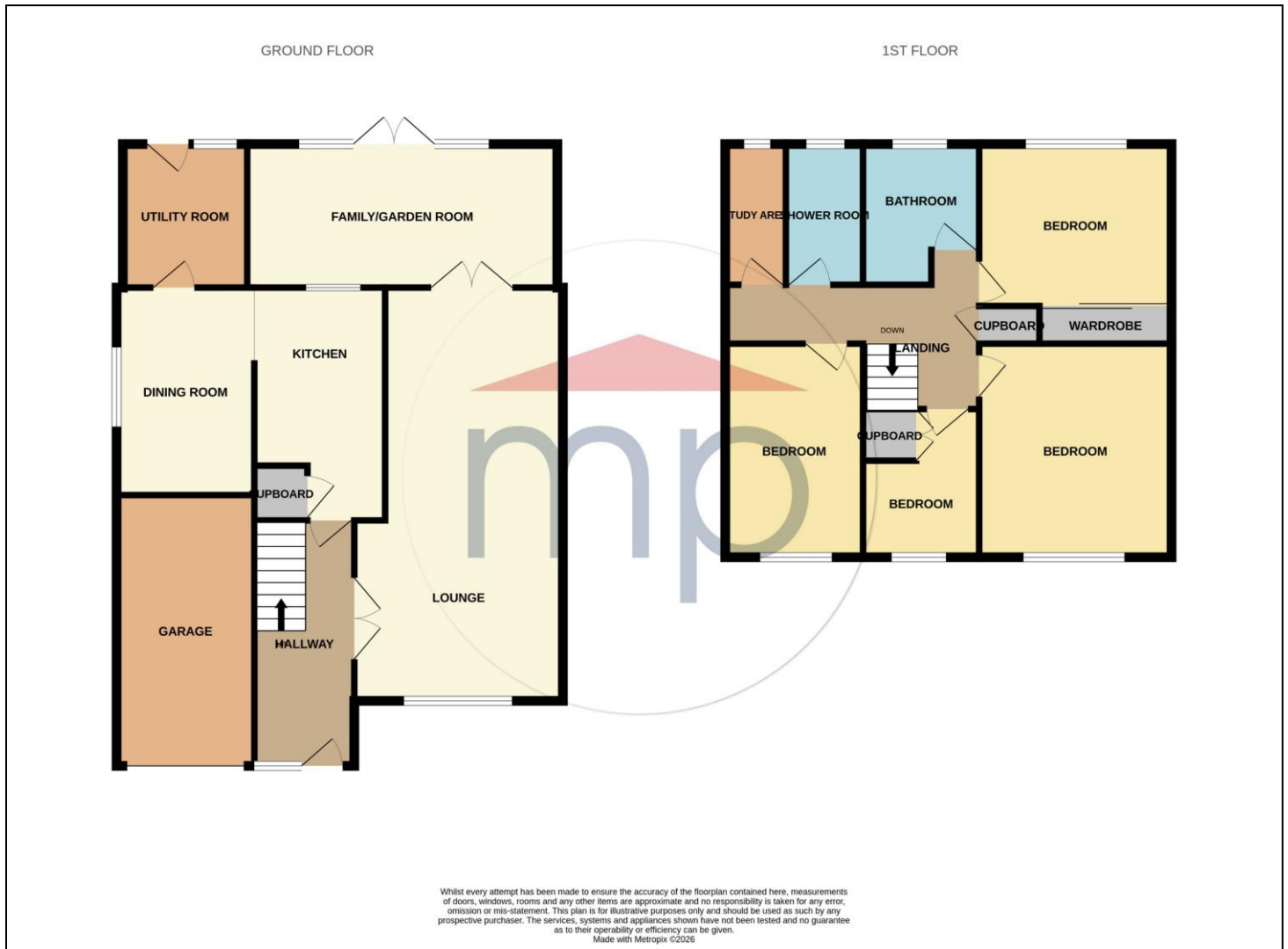


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