

NUFFIELD WAY, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0FB



- ▲ No onward chain
- ▲ An impressive five bedroom detached family/executive home, constructed by Redcastle Homes and built to the sought-after Malham design
- ▲ Offering extensive and well-planned living space arranged across three floors
- ▲ Featuring nicely maintained gardens, a block paved driveway with space for three to four vehicles and a partially converted garage
- ▲ Elegant lounge enhanced by a contemporary feature electric fireplace
- ▲ Exceptional open-plan kitchen, dining, and family area with a high-quality fitted kitchen and bi-folding doors opening onto the rear garden

- ▲ Additional practical spaces – includes a utility room, cloakroom/WC, and a gym area created from part of the garage conversion
- ▲ Well-appointed bedrooms, with three benefiting from dressing rooms and en-suite shower rooms, complemented by a modern family bathroom
- ▲ High specification with numerous upgrades, the property features gas central heating, double glazing, and a security alarm system
- ▲ Prime residential location within walking distance of highly regarded junior and secondary schools and local shopping amenities

£475,000

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** No Onward Chain **

An impressive five bedroom detached family/executive home, constructed by Redcastle Homes and built to the sought-after Malham design, offering extensive and well-planned living space arranged across three floors with nicely maintained gardens, a block paved driveway with space for three to four vehicles and a partially converted garage.

GROUND FLOOR

ENTRANCE HALLWAY - With radiator, coved ceiling, understairs storage cupboard and staircase to the first floor.

LOUNGE - 4.88m x 4.45m (16' x 14'7")
Feature contemporary electric fire. Radiator, double glazed window and coved ceiling.

KITCHEN/DINER/FAMILY AREA - 6.5m x 4.78m (21'4" x 15'8")
Offering a comprehensive range of high quality fitted wall and floor units with Silestone worktops incorporating an under mounted one and a half bowl stainless steel sink unit with mixer taps. Built-in oven with gas hob and extractor fan. Integrated fridge/freezer and dishwasher. Radiator, double glazed window and bi-folding doors to the rear garden.

UTILITY ROOM - 2.72m x 1.75m (8'11" x 5'9")

Fitted stainless steel sink unit, radiator and double glazed window. Rear access door and door to Playroom/Gym Area.

CLOAKROOM/WC - With low level WC, wash hand basin, radiator and double glazed window.

GYM AREA - 3.73m x 3.25m (12'3" x 10'8")
Created from part of the garage space.

FIRST FLOOR

LANDING - With radiator, double glazed window, coved ceiling and built-in airing cupboard.

MASTER BEDROOM - 5.26m x 3.45m (17'3" x 11'4")
Spacious master bedroom with a radiator and two double glazed windows. Opening to ...

DRESSING ROOM ONE - 2.67m x 2.29m (8'9" x 7'6")
Fitted wardrobes, cupboards and drawers. Double glazed window and door to ...

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EN-SUITE SHOWER ROOM ONE - 2.54m x 1.63m (8'4" x 5'4")

Double shower enclosure, wash hand basin and semi-recessed low level WC. Part tiled walls, tiled floor, two double glazed windows and chrome effect heated towel rail.

BEDROOM TWO - 5.23m x 2.87m (17'2" x 9'5")

Radiator and three double glazed windows.

BEDROOM THREE - 4.45m x 2.92m (14'7" x 9'7")

Radiator and two double glazed window.

BATHROOM - 2.67m x 1.8m (8'9" x 5'11")

White three piece suite comprising; panelled bath with shower above, wash hand basin and semi-recessed low level WC. Part tiled walls, tiled floor, double glazed window, chrome effect heated towel rail and downlighting.

SECOND FLOOR

LANDING AREA - With loft hatch and walk-in storage cupboard/small study area having a roof window.

BEDROOM FOUR - 4.85m x 4.47m (15'11" x 14'8")

Spacious bedroom with radiator and double glazed window.

DRESSING ROOM/STUDY - 2.64m x 2.3m (8'8" x 7'7")

With built-in desk/dressing table with drawers, cupboards and fitted shelving. Radiator and roof window.

EN-SUITE SHOWER ROOM - 2.44m x 2.26m (8' x 7'5")

Double shower enclosure, wash hand basin and semi-recessed low level WC. Part tiled walls, chrome effect heated towel rail, downlighting and roof window.

BEDROOM FIVE - 5.1m x 3.43m (16'9" x 11'3")

Radiator and double glazed window.

DRESSING ROOM - 2.54m x 2.3m (8'4" x 7'7")

With radiator and roof window.

EN-SUITE - 2.08m x 1.98m (6'10" x 6'6")

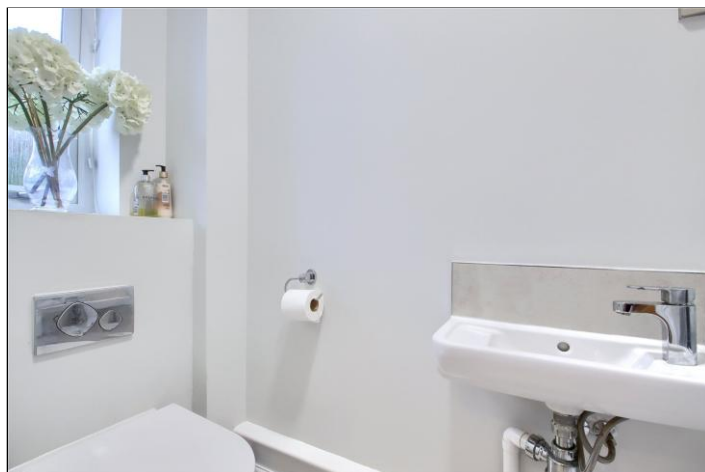
Double shower enclosure, wash hand basin and semi recessed low level WC. Part tiled walls, chrome effect heated towel rail, downlighting and roof window.

EXTERNALLY

GARDENS & PARKING - Lawned front garden with shrubs and a block paved driveway which provides off street parking for three to four vehicles, together with an EV charger. The garage has been partially converted to a gym area with the remainder being a storage area with up and over door. A side access leads to the enclosed, rear garden which is mainly laid to lawn with a variety of shrubs and a full width paved patio area.

AGENTS REF: - DC/LS/YAR210276/23032026

Council Tax Band: F **Tenure:** Freehold

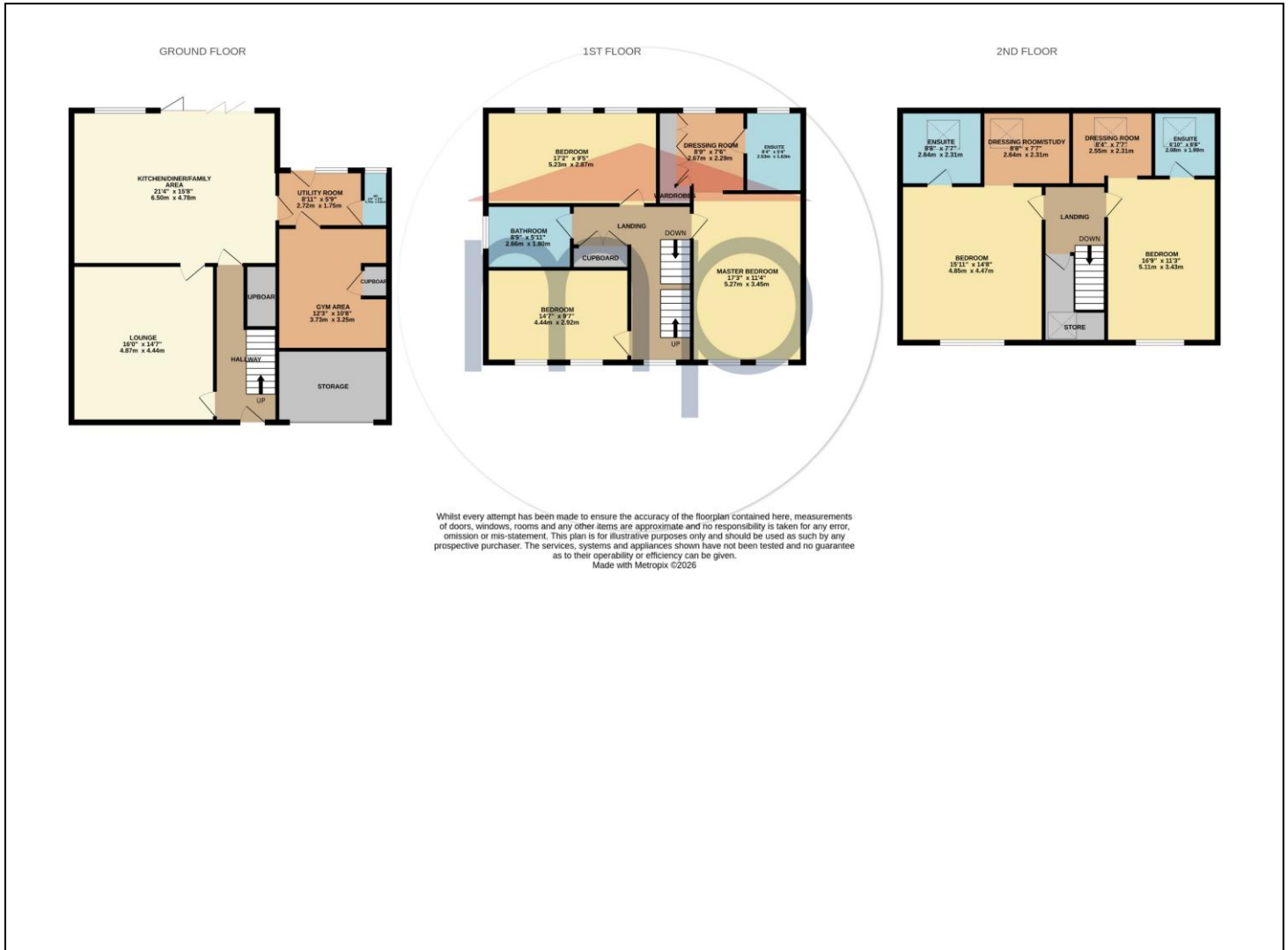


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