

HORSELY WAY, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0PU



- ▲ A wonderful five bedroom detached family/executive home presented to an exceptionally high standard
- ▲ Built by Charles Church in the prestigious Hunters Edge development in Eaglescliffe
- ▲ The property enjoys a delightful plot and has been extensively upgraded during the last three years, over and above the builder's high specification
- ▲ Delightful Lounge with attractive decor and the focal point is an electric fire set in a feature surround
- ▲ Full width Kitchen/Dining/Family Area with high quality units, upgraded worktops and an excellent range of integrated appliances
- ▲ Utility Room with further units and an integrated washing machine, together with a ground floor Cloakroom/WC
- ▲ The Master Bedroom has an En-Suite Bathroom with separate shower and there is a luxurious family Bathroom
- ▲ Landscaped gardens to front and rear, paved patio area, composite decking, double width block paved driveway and single garage
- ▲ Gas central heating system, double glazing, Bluetooth security alarm system and EV charging point

£417,500

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GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC

LOUNGE - 4.59m x 3.49m (15'1" x 11'5")

KITCHEN/DINING/FAMILY AREA - 8.54m (28') x 3.41m (11'2") x 2.91m (9'7")

UTILITY ROOM - 2.40m x 1.70m (7'10" x 5'7")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.94m x 3.45m (12'11" x 11'4")

EN-SUITE BATHROOM - 3.45m (11'4") reducing to 2.20m (7'3") x 1.73m (5'8")

BEDROOM TWO - 3.83m x 2.85m (12'7" x 9'4")

BEDROOM THREE - 3.71m x 2.82m (12'2" x 9'3")

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BEDROOM FOUR - 3.60m x 2.52m (11'10" x 8'3")

BEDROOM FIVE/STUDY - 2.58m x 2.02m (8'6" x 6'8")

BATHROOM - 2.81m x 2.17m (9'3" x 7'1")

EXTERNALLY

GARDENS, PARKING & GARAGE

Low maintenance front garden with an astro turf lawn and raised shrub beds. A block paved double width driveway provides off street parking and there is an EV charging point. The garage has an up and over door, power points and lighting. The landscaped rear garden includes an astro turf lawn, paved patio area and composite decked seating area. In addition, there is an outside power point and water tap.

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AGENTS REF: - DC/LS/YAR240287/03072026

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

TO VIEW: Contact our Yarm office on
Tel: **01642 788878**



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