

# ETTERSGILL CLOSE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0GJ



- ▲ A deceptively spacious four bedroom detached family home, benefitting from a full width ground floor extension to the rear
- ▲ Located within the popular 'Hunters Green' development in Eaglescliffe, close to highly regarded junior and secondary schooling
- ▲ Delightful lounge with an electric fire set in a feature surround and having a front bay window
- ▲ Extensive open plan kitchen/dining/family area with roof window and double glazed French doors to the rear garden

- ▲ The kitchen area has an excellent range of fitted units, granite worktops, built in double oven, hob and integrated dishwasher
- ▲ Extended utility room with further fitted units and a wall mounted boiler together with a ground floor cloakroom/WC
- ▲ Four bedrooms with two having built in wardrobes, en-suite to the master bedroom and family bathroom with white suite
- ▲ Gardens to front and rear, double width driveway and single garage
- ▲ Gas central heating system and double glazing

**£335,000**

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**GROUND FLOOR**

**ENTRANCE HALLWAY**

**LOUNGE - 5.18m (17') x 3.19m (10'6") Measured into bay**

**OPEN PLAN KITCHEN/DINING/FAMILY AREA - 6.20m x 6.10m (20'4" x 20')**

**UTILITY ROOM - 5.17m x 1.60m (17' x 5'3")**

**CLOAKROOM/WC - 1.60m x 0.86m (5'3" x 2'10")**

**FIRST FLOOR**

**BEDROOM ONE - 3.50m x 3.20m (11'6" x 10'6")**  
Fitted wardrobes.

**EN-SUITE SHOWER ROOM - 2.46m (8'1") reducing to 1.17m (3'10") x 1.90m (6'3")**

**BEDROOM TWO - 3.38m x 3.13m (11'1" x 10'3")**  
Fitted wardrobes.

**BEDROOM THREE - 3.59m x 2.65m (11'9" x 8'8")**

**BEDROOM FOUR - 3.03m x 2.08m (9'11" x 6'10")**

**TO VIEW: Tel: 01642 788878**  
59 High Street, Yarm, TS15 9BH

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**BATHROOM - 3.01m x 1.58m (9'11" x 5'2")**

**EXTERNALLY**

**GARDENS & GARAGE**

Lawned front garden with a double width driveway leading to the single garage with up and over door, power points and lighting. The rear garden is enclosed and mainly laid to lawn with a paved patio area and timber decking.

**AGENTS REF:** - DC/LS/YAR250402/07012026

**Council Tax Band:** E      **Tenure:** Freehold

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

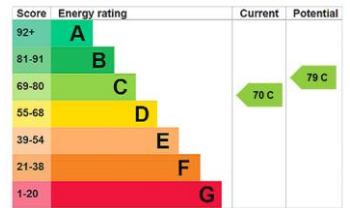


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