

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



- ▲ No onward chain
- ▲ A stylish four bedroom detached family home located within the Hunters Edge development in Eaglescliffe
- ▲ Being one of only three properties built by Charles Church to this particular design on this prestigious development
- ▲ Occupying a delightful spot with a South Westerly rear garden, block paved driveway and single garage
- ▲ Bright and airy lounge
- ▲ Kitchen/dining/family area with bi-folding doors opening to the rear garden
- ▲ Upgraded kitchen with island unit, quality worktops, built in double oven, induction hob, integrated fridge/freezer and dishwasher
- ▲ Utility room with further fitted units, integrated washing machine and ground floor cloakroom/WC
- ▲ En-suite shower room to the master bedroom and family bathroom with white three piece suite
- ▲ Gas central heating system via a combination boiler, double glazing and fitted blinds

**£368,000**

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### GROUND FLOOR

#### ENTRANCE HALLWAY

LOUNGE - 3.90m x 3.13m (12'10" x 10'3")

KITCHEN/DINING/FAMILY AREA - 7.28m (23'11") x 5.75m (18'10") reducing to 3.49m (11'5")

UTILITY ROOM - 1.98m x 1.60m (6'6" x 5'3")

CLOAKROOM/WC - 1.98m x 1.56m (6'6" x 5'1")

### FIRST FLOOR

#### LANDING

BEDROOM ONE - 4.07m (13'4") x 3.50m (11'6") reducing to 2.78m (9'1")

EN-SUITE SHOWER ROOM - 2.21m x 1.41m (7'3" x 4'8")

BEDROOM TWO - 4.29m (14'1") x 3.20m (10'6") reducing to 2.68m (8'10")

BEDROOM THREE - 3.15m (10'4") x 2.73m (8'11") reducing to 2.13m (7')

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

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## **BEDROOM FOUR - 2.96m x 2.12m (9'9" x 6'11")**

Built in wardrobe.

## **BATHROOM - 2.14m x 1.82m (7' x 6')**

### **EXTERNALLY**

#### **GARDENS & GARAGE**

Lawned front garden with a block paved side driveway providing generous off street parking. The single garage has an up and over door, power points and lighting. The rear garden enjoys a South Westerly aspect and is mainly laid to lawn with a paved patio area.

**AGENTS REF:** - DC/LS/YAR260019/27012026

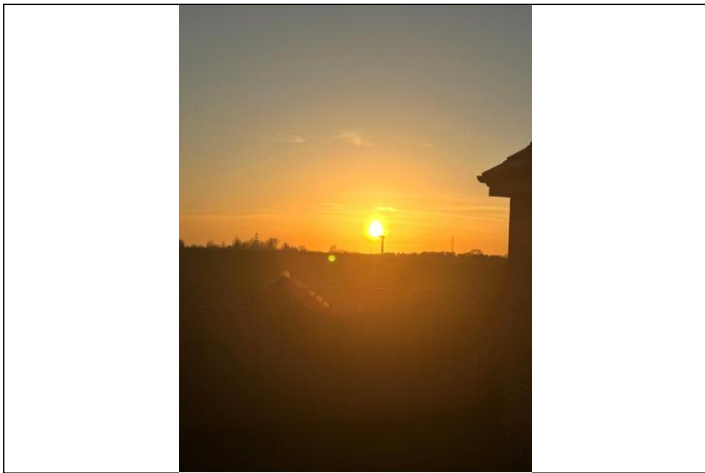
**Council Tax Band:** E      **Tenure:** Freehold

**TO VIEW:** Contact our Yarm office on

Tel: **01642 788878**



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GROUND FLOOR

1ST FLOOR



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