

EAST FARM, AISLABY ROAD, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0QN



Proposed Elevation B (scale 1:100@A3)



Proposed Elevation A (scale 1:100@A3)

REV 'C' WALK-ON BALCONIES REMOVED 25-01-24
REV 'B' BAY WINDOWS REVISED 25-10-23
REV 'A' GENERAL REVISIONS 20-10-23

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PROPOSED DEVELOPMENTS AT
EAST FARM, AISLABY ROAD, AISLABY
EAGLESCLIFFE, STOCKTON-ON-TEES

PROPOSED ELEVATIONS
SHEET 1 OF 4
WHITE
Dwg. No. 2398 / 11°C Date SEPT 23
House

- ▲ A wonderful opportunity to have your dream home built by one of the North East's most prestigious house builders
- ▲ East Farm will extend to over 5500 sq. ft of luxurious living space, set out over three floors with an additional 599 sq. ft triple garage
- ▲ Occupying a prime plot of approximately 0.3 acres in the sought after village of Aislaby, just over one mile from Yarm
- ▲ The stunning reception hallway leads to the lounge, separate dining room and study
- ▲ A particular feature is the open plan kitchen/dining/family area with bespoke fitted units, integrated appliances and a utility room
- ▲ Four of the five bedrooms have en-suite facilities, and the two principal bedrooms also have dressing rooms
- ▲ In addition, there is a luxurious family bathroom together with a ground floor cloakroom/WC
- ▲ The second floor provides two Mezzanine style study areas together with substantial loft storage
- ▲ The house will provide exceptionally high quality fittings, together with heating via an air source heat pump and double glazing

£1,600,000

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GROUND FLOOR

RECEPTION HALLWAY

CLOAKROOM

GROUND FLOOR WC

STUDY

LOUNGE

DINING ROOM

OPEN PLAN KITCHEN/DINING/FAMILY AREA

UTILITY ROOM

FIRST FLOOR

LANDING

BEDROOM ONE

DRESSING ROOM ONE

EN-SUITE ONE

BEDROOM TWO

DRESSING ROOM TWO

EN-SUITE TWO

BEDROOM THREE

EN-SUITE THREE

BEDROOM FOUR

EN-SUITE FOUR

BEDROOM FIVE

BATHROOM

SECOND FLOOR

STUDY ONE

LOFT STORAGE ONE

STUDY TWO

LOFT STORAGE TWO

EXTERNALLY

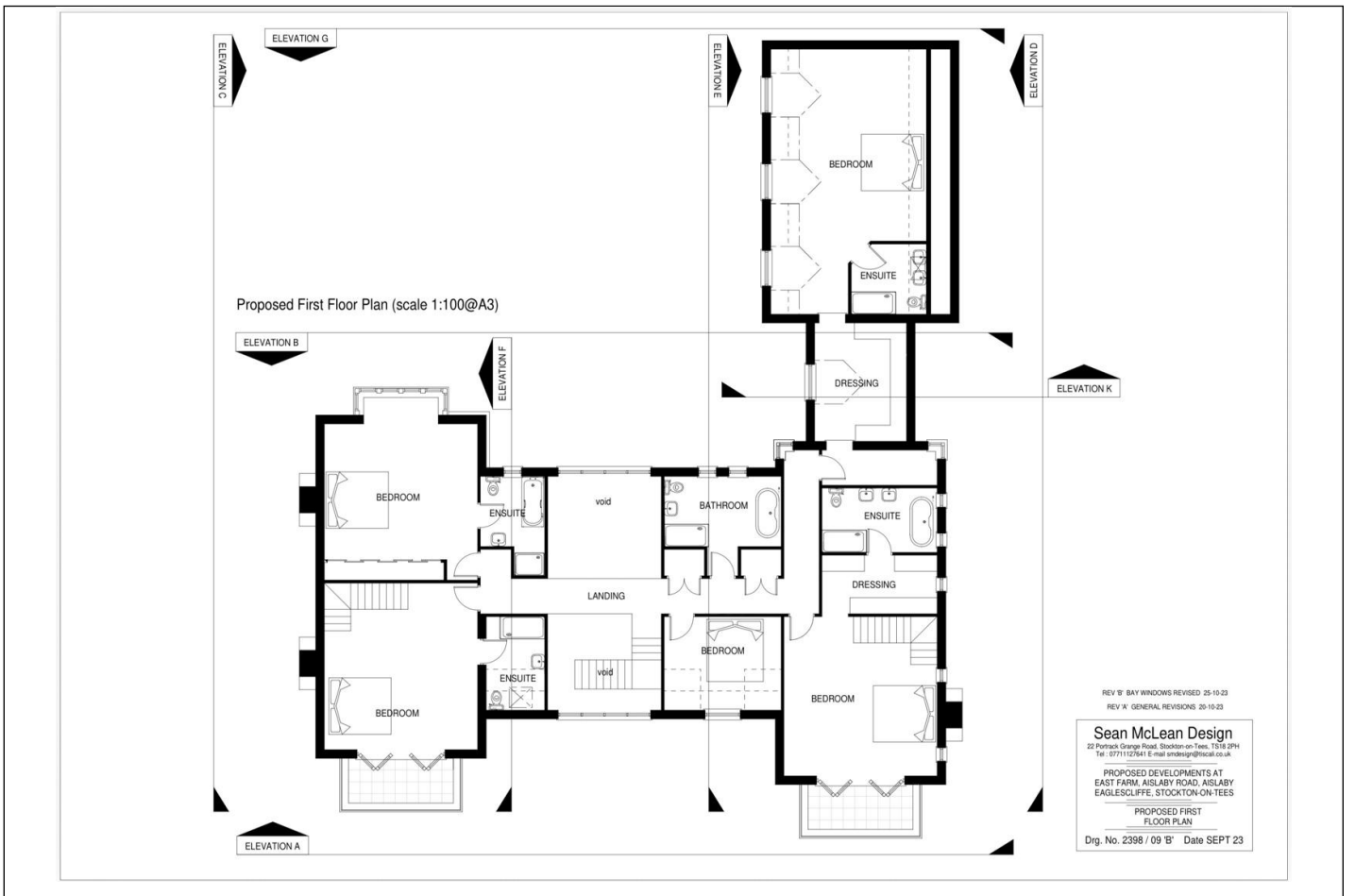
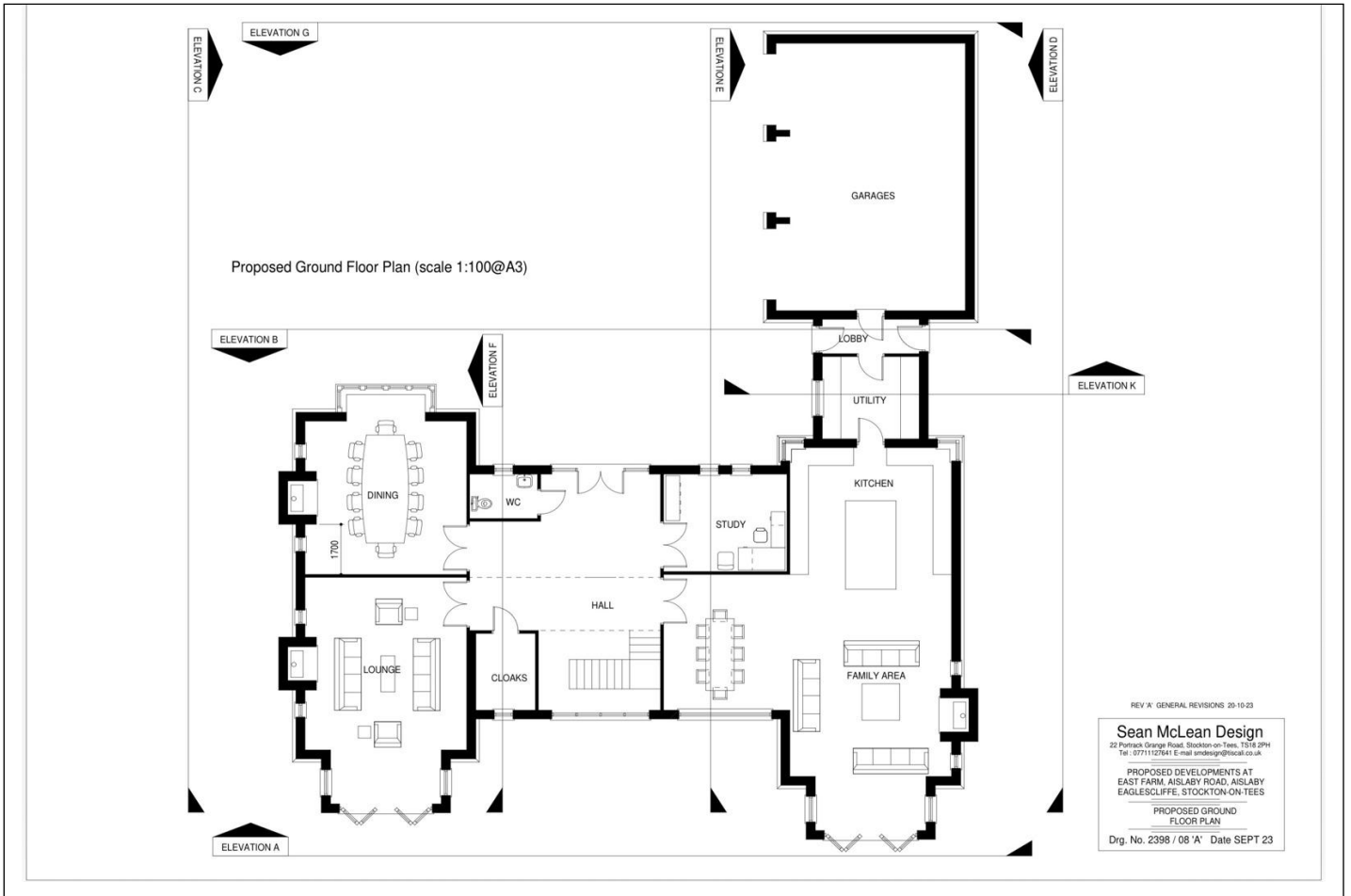
GARDENS, PARKING & TRIPLE GARAGE

Gardens to front and rear. Generous driveway and parking area leading to the triple garage.

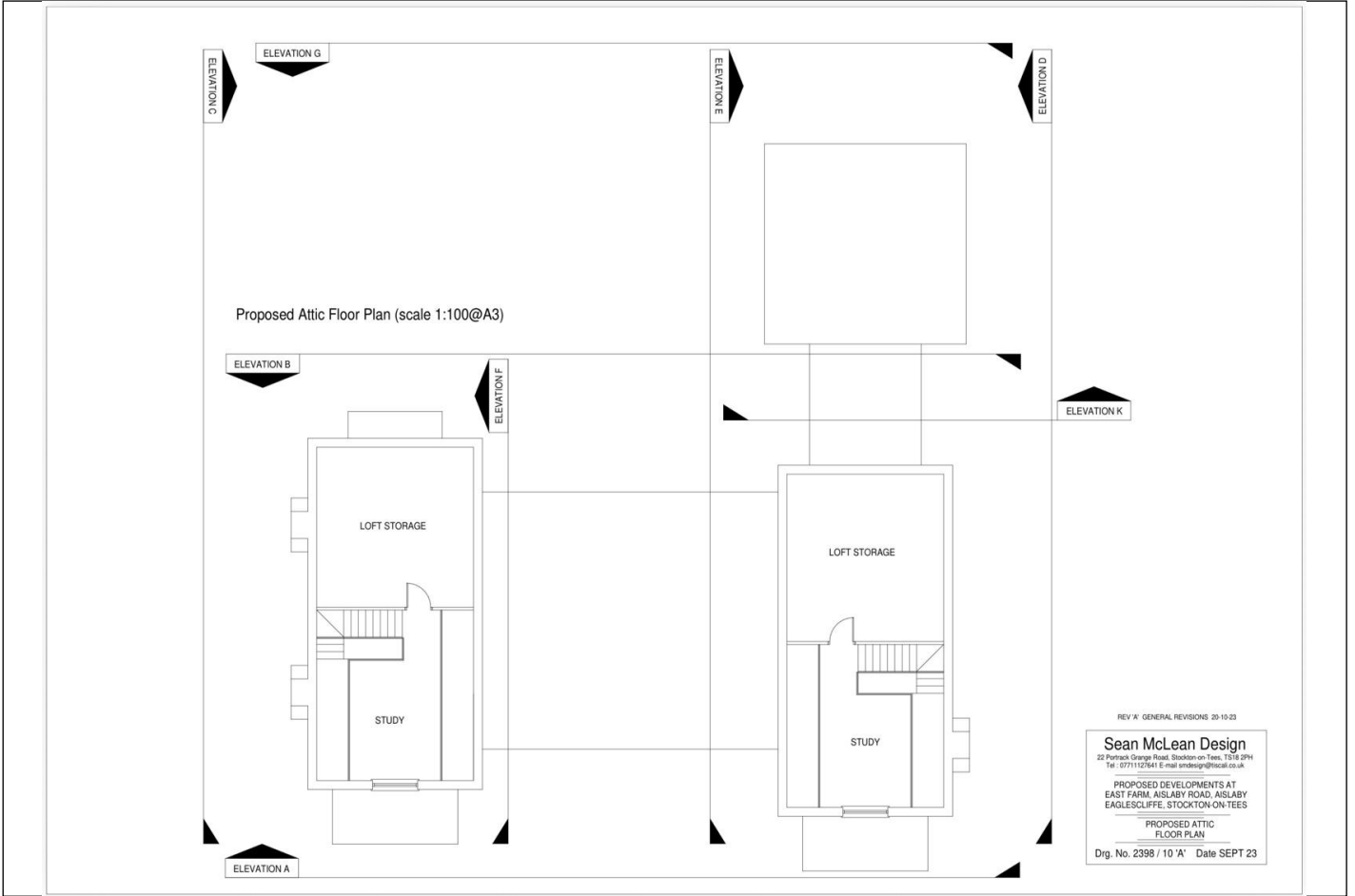
AGENTS REF: - DC/LS/YAR260054/03022026

Council Tax Band: **Tenure:** Freehold

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



EAST FARM, TS16 0QN





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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