

TURNBERRY AVENUE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 9EH



- ▲ A wonderful, impressively presented, extended four double bedroom detached family home
- ▲ Enjoying a delightful cul-de-sac setting, where properties very rarely are offered for sale on the open market
- ▲ There are beautifully presented gardens to front and rear, two block paved driveways and a larger than average double garage
- ▲ Spacious lounge leading to the double glazed conservatory, sitting room extension and separate dining room
- ▲ Impressive, redesigned breakfast kitchen with granite worktops, built in oven and hob, integrated dishwasher and fridge
- ▲ Ground floor shower room with an additional family shower room on the first floor
- ▲ Four double bedrooms, all having built in wardrobes or storage
- ▲ Gas central heating system and double glazing
- ▲ Prime location close to highly regarded junior and secondary schooling, shopping facilities and the medical centre

£385,000

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A wonderful, impressively presented, extended four double bedroom detached family home enjoying a delightful cul-de-sac setting, where properties very rarely are offered for sale on the open market with beautifully presented gardens to front and rear, two block paved driveways and a larger than average double garage.

GROUND FLOOR

ENTRANCE LOBBY

HALLWAY

SHOWER ROOM/WC - 2.45m x 1.78m (8' x 5'10")

LOUNGE - 6.35m x 3.64m (20'10" x 11'11")
Door to ...

CONSERVATORY - 3.10m x 2.74m (10'2" x 9')

SITTING/FAMILY ROOM - 4.26m x 3.61m (14' x 11'10")

DINING ROOM - 3.49m x 3.29m (11'5" x 10'10")

BREAKFAST KITCHEN - 5.25m x 2.71m (17'3" x 8'11")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.25m (13'11") x 3.57m (11'9") reducing to 3.07m (10'1")
Built in wardrobe.

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BEDROOM TWO - 3.69m x 2.93m (12'1" x 9'7")

Built in wardrobe.

BEDROOM THREE - 3.37m x 2.60m (11'1" x 8'6")

Built in wardrobe.

BEDROOM FOUR - 3.35m x 2.71m (11' x 8'11")

SHOWER ROOM - 2.45m x 1.79m (8' x 5'10")

EXTERNALLY

GARDENS & PARKING

Lawned front garden with gravelled section offering an attractive variety of shrubs. A generous double width block paved driveway leads to the larger than average double garage. A second block paved driveway provides further off street parking and leads through double timber gates to a secure caravan/car hardstanding area. The delightful rear garden provides a shaped lawn with blue slate borders and an abundance of established shrub, trees and hedging, together with a pleasant corner patio area. To the other side of the hedging, there is a private paved patio area, ideal for outdoor entertaining, with a sun canopy, raised shrub garden, greenhouse and timber shed.

DOUBLE GARAGE - 5.90m x 4.63m (19'4" x 15'2")

With electric access door, side door, power points and lighting.

AGENTS REF: - DC/LS/YAR260133/27032026

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

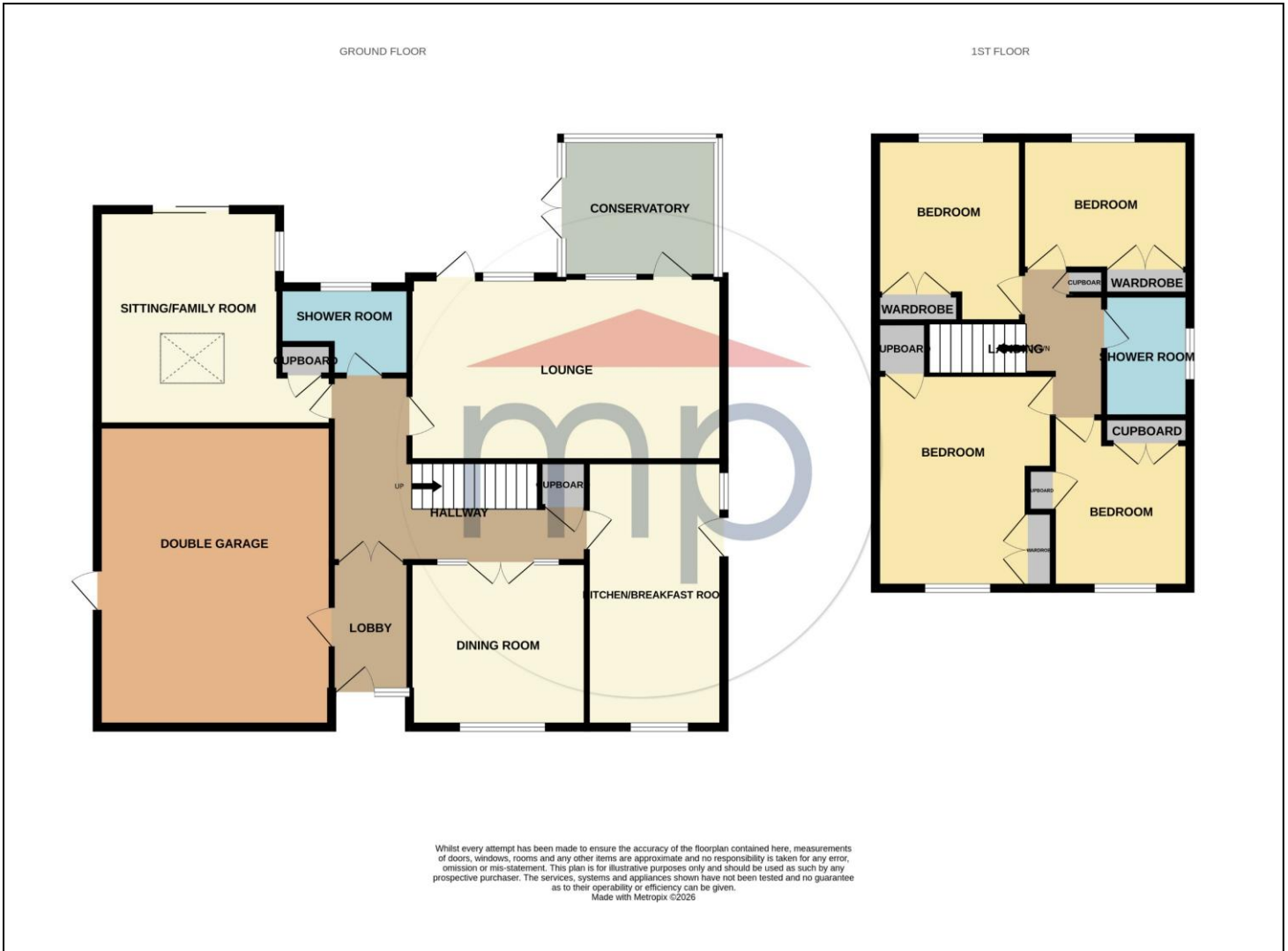


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