

CARRIAGE WALK, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0RS



- ▲ Immaculately presented four bedroom detached residence, upgraded to an exceptional standard by the current owners
- ▲ Stylishly designed throughout, combining elegant décor with premium quality fixtures to create a contemporary living space
- ▲ Tucked away in a select cul-de-sac within the sought-after Kingsmead development in Eaglescliffe, conveniently located for well-regarded primary and secondary schools
- ▲ Attractive lounge featuring a bespoke media wall with inset electric fire, complemented by a versatile family room/playroom
- ▲ Stunning, fully remodelled kitchen/dining area boasting an extensive range of fitted units and integrated appliances
- ▲ Recently refitted utility room and ground floor cloakroom/WC
- ▲ Principal bedroom with en-suite shower room, alongside a beautifully redesigned, luxurious family bathroom
- ▲ Well maintained lawned gardens to both front and rear, with a block-paved driveway providing off street parking
- ▲ Benefiting from gas central heating and double glazing throughout

£295,000

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GROUND FLOOR

ENTRANCE HALL

LOUNGE - 4.05m x 4.04m (13'3" x 13'3")

FAMILY ROOM - 5.27m x 2.42m (17'3" x 7'11")

KITCHEN/DINING ROOM - 6.20m x 2.79m (20'4" x 9'2")

UTILITY ROOM - 1.49m x 1.48m (4'11" x 4'10")

CLOAKROOM/WC

FIRST FLOOR

LANDING

MASTER BEDROOM - 4.04m (13'3") reducing to 3.16m (10'4") x 3.44m (11'3")

Fitted wardrobes.

EN-SUITE SHOWER ROOM - 1.75m x 1.64m (5'9" x 5'5")

BEDROOM TWO - 4.20m (13'9") into dormer x 2.41m (7'11")

BEDROOM THREE - 2.87m (9'5") x 2.85m (9'4") to robes
Fitted wardrobes.

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BEDROOM FOUR - 2.64m (8'8") x 2.05m (6'9") to robes

Fitted wardrobes.

BATHROOM - 2.09m x 1.92m (6'10" x 6'4")

EXTERNALLY

GARDENS & PARKING

Lawned section to the front with a generous block paved driveway and off street parking area. To the rear there is an enclosed garden which is mainly laid to lawn with a paved patio area and conifer hedging.

AGENTS REF: - DC/LS/YAR260175/13042026

Council Tax Band: D **Tenure:** Freehold

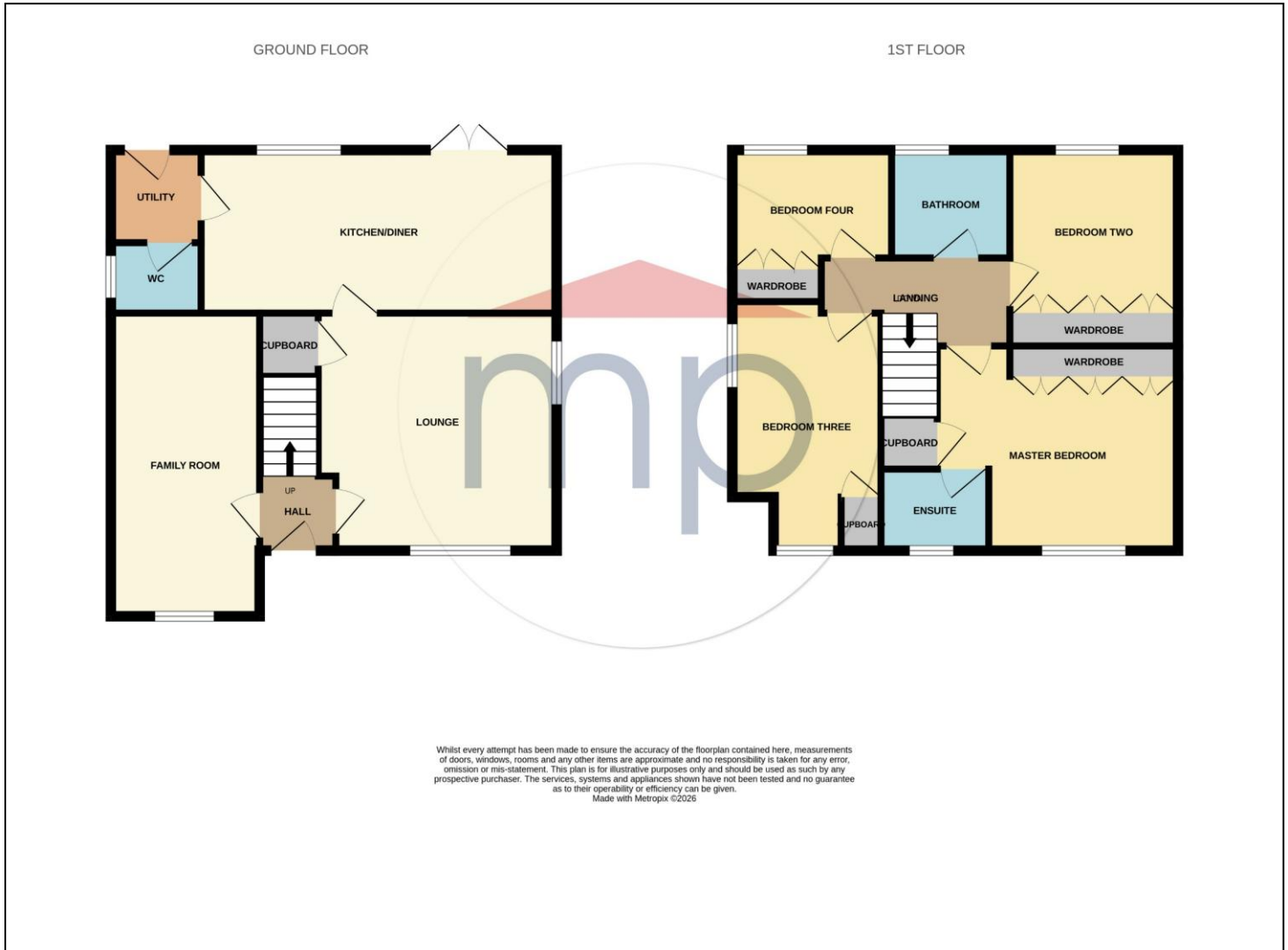
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