

CLARENCE ROAD, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0DE

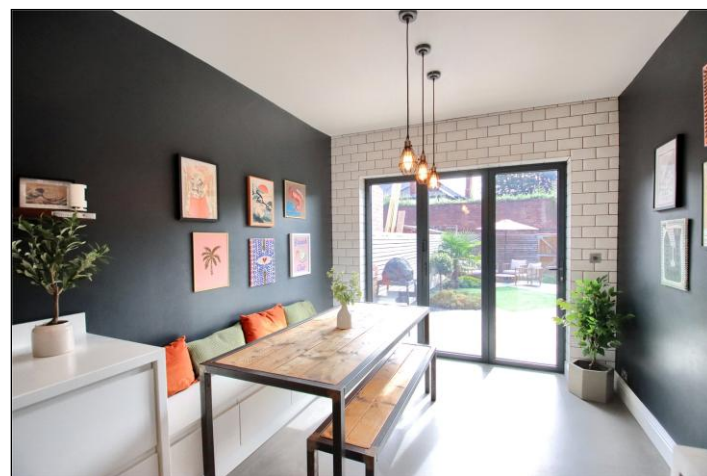


- ▲ A truly exceptional three bedroom period residence set within this delightful road off Albert Road in Eaglescliffe
- ▲ Offering a delightful blend of period features with stylish, contemporary decor and luxurious high quality fittings
- ▲ Impressive, professionally landscaped gardens ideal for outdoor entertaining and offering a high degree of privacy
- ▲ Extensive lounge/dining room with two period style fireplaces, attractive decor and front bay window
- ▲ Outstanding breakfast kitchen with redesigned units, integrated appliances and bi-folding doors to the rear garden
- ▲ Three tastefully presented double bedrooms, all with attractive decorative fireplaces and Hammonds fitted wardrobes
- ▲ Luxurious, beautifully redesigned 'Lusso' bathroom with bespoke high quality fittings
- ▲ Gas central heating system and restored sash windows with fitted shutters
- ▲ Excellent location close to a range of amenities including the nearby Eaglescliffe railway station

£380,000

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A truly exceptional three bedroom period residence set within this delightful road off Albert Road in Eaglescliffe offering a delightful blend of period features with stylish, contemporary decor and luxurious high quality fittings.

GROUND FLOOR

ENTRANCE LOBBY

With entrance door and part glazed etched glass door to ...

HALLWAY

With cast iron radiator, cornicing, decorative wall panelling, under stairs cupboard and attractive staircase to the first floor.

LOUNGE/DINING ROOM - 8.76m (28'9") x 3.9m (12'10") reducing to 3.25m (10'8")

A delightful open plan room with the lounge area having a living flame effect gas fire set in an attractive feature surround with patterned tiled inset and hearth. The dining area also has a cast iron decorative fireplace with hearth. Bay window with fitted shutters to the front together with a rear window. Attractive wood flooring, ceiling cornicing and two cast iron style radiators.

KITCHEN/BREAKFAST ROOM - 7.1m x 2.9m (23'4" x 9'6")

A stunning room with underfloor heating and bi-folding doors opening out directly to the landscaped rear garden. There are a stylish range of redesigned wall and floor units with under mounted sink unit having mixer taps. Built-in oven, microwave/convection oven with induction hob and extractor fan in canopy. Integrated fridge/freezer, washing machine, dishwasher and wine cooler. Wall mounted boiler enclosed in unit and side double glazed window. Bi-folding doors open to the landscaped rear garden.

FIRST FLOOR

LANDING

With attractive decorative wall panelling, ceiling cornicing and loft hatch.

BEDROOM ONE - 4.65m (15'3") to robes x 3.94m (12'11")

'Hammonds' fitted wardrobes to one wall. Built-in alcove cupboard and two windows to the front with fitted shutters. Period style fireplace with patterned tiled inset and hearth and vertical designer radiator.

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BEDROOM TWO - 3.9m x 3.38m (12'10" x 11'1")

Fitted 'Hammonds' wardrobes. Cast iron fireplace with hearth. Built-in alcove cupboard and rear window with fitted shutters.

BEDROOM THREE - 3.76m x 2.92m (12'4" x 9'7")

Cast iron fireplace with hearth and vertical radiator. Fitted 'Hammonds' wardrobes and rear window with fitted shutters.

BATHROOM - 3.28m (10'9") reducing to 2m (6'7") x 1.88m (6'2")

Luxuriously redesigned 'Lusso' bathroom with bespoke, high quality fittings. The enclosed bath is finished with a marble side panel and has a shower over with screen. The marble wash hand basin sits in a vanity unit with matching marble top. In addition, there is a high level WC and attractive heated towel rail. The side windows both have fitted shutters, there is ceiling downlighting and plinths with feature lighting.

EXTERNALLY

GARDENS

Pleasant, paved forecourt garden with decorative wrought iron rail to the front. To the rear there is a professionally landscaped garden which offers a high degree of privacy and creates an ideal space for outdoor entertaining. With an astro turf lawn, attractive paved seating areas with gravelled sections, a variety of shrubs and feature lighting.

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AGENTS REF: - DC/LS/YAR260322/18082026

Council Tax Band: C **Tenure:** Freehold

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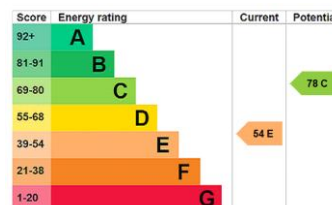
GROUND FLOOR

1ST FLOOR



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