

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

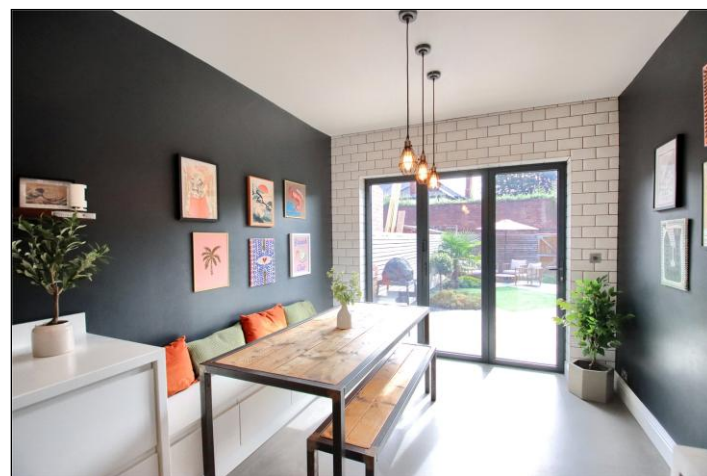


- ▲ A truly exceptional three bedroom period residence set within this delightful road off Albert Road in Eaglescliffe
- ▲ Offering a delightful blend of period features with stylish, contemporary decor and luxurious high quality fittings
- ▲ Impressive, professionally landscaped gardens ideal for outdoor 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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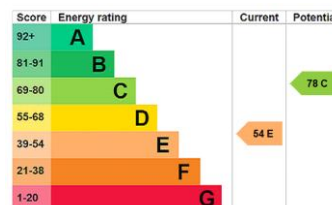
GROUND FLOOR

1ST FLOOR



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