



country properties  
village properties  
town homes  
barn conversions  
building plots

Yarm Road  
Eaglescliffe, TS16 9BJ

**Offers over £500,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL



**Contemporary; modern; stunning. Just a few words that describe this luxury four/five bedroom detached dormer bungalow.**

This property has been fitted with the highest quality of fixtures and fittings and now boasts an open-plan kitchen/breakfast /dining /family /lounge to the rear with vaulted sky-lights to the ceiling and double French doors opening to the garden. This impressive space really does offer the "wow factor" and will not fail to impress any prospective buyer. This property, in this location, and in this condition is a gem of a find and really does need to be viewed at your earliest convenience to avoid major disappointment. Having undergone total refurbishment to now provide four/five bedrooms with two rooms to the first floor along with WC and, to the ground floor, depending on lifestyle, there are a further three bedrooms or two reception rooms. Also to the ground floor there is a separate office, fully fitted family bathroom, separate WC and garage. Externally the property sits on an endearing plot with parking to the front for ample vehicles, and a private rear garden with patio and lawned area to enjoy the summer months.







- Presented to a very high standard
- Four/five bedrooms
- Larger than average plot
- Contemporary and modern living layout
- Two/three reception rooms
- Off-street parking and garage

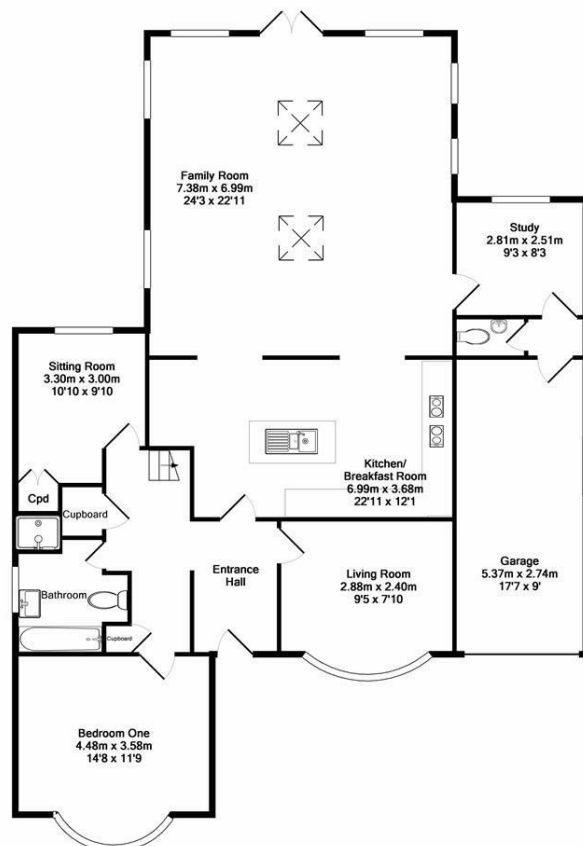
#### GENERAL INFORMATION

Tenure: Freehold

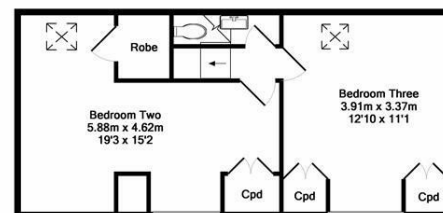
Services: Gas central heating, mains electric, water and drainage. Double glazing

Local Authority: Stockton-on-Tees Borough Council (Tax Banding E)





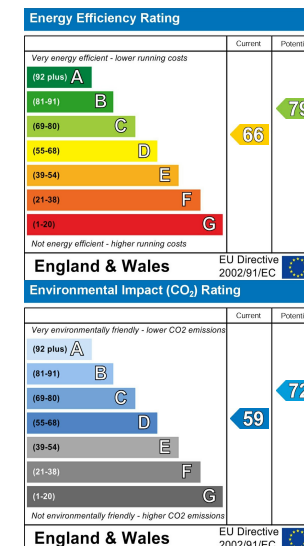
GROUND FLOOR



1ST FLOOR

YARM ROAD, EAGLESCLIFFE, TS16 9BJ

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62017



**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property

80 High Street  
Yarm, TS15 9AH  
Tel: 01642 420090  
[yarm@carvergroup.co.uk](mailto:yarm@carvergroup.co.uk)

14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)