



Diligence Way, Eaglescliffe, Stockton-On-Tees, TS16 0RR

This four bedroom **SUBSTANTIALLY EXTENDED** detached home, with attached garage and south facing garden, is ideally positioned on the popular Kingsmead Development in Eaglescliffe.

The ground floor layout includes a hallway leading to a generously proportioned lounge featuring open flame gas fire with a modern surround. Adjacent is a study boasting French doors that open onto the rear garden. The spacious kitchen is equipped with an excellent variety of units, including a peninsula breakfast bar, and features integrated dishwasher, oven, and hob. A dining room with French doors out to the rear garden, family room, utility and downstairs WC complete the ground floor accommodation.

Buyers will surely love the master bedroom complete with dressing room and en-suite bathroom boasting a large walk-in rainfall shower. Bedroom two offers fitted wardrobes and its own en-suite, while bedroom three was originally two rooms and provides wardrobes and lots of floorspace. Bedroom four, with wardrobes, and a family bathroom are also at upper level.

Externally to the front is a driveway for 2 cars leading to the single garage and a low maintenance garden, softened with shrubbery. At the rear, find a spacious lawned garden, complemented by a large patio area ideal for outdoor dining and relaxation, with the added benefit of being south-facing, ensuring plenty of sunshine throughout the day.

This property will likely appeal to the family buyer due to the size of the accommodation on offer and the location being within close proximity to schools, shops and a short drive from Yarm High Street. For commuting Allens West Train Station is just a short walk and the A66, with access to good transport links, is nearby.

Offers In The Region Of £375,000



Diligence Way, Eaglescliffe, Stockton-On-Tees

HALL

LOUNGE

13'2" x 13'5" (4.01m x 4.09m)

STUDY

8" x 9'4" (2.44m x 2.84m)

KITCHEN

9'3" x 17'2" (2.82m x 5.23m)

DINING ROOM

16'2" x 8'2" (4.93m x 2.49m)

UTILITY ROOM

4'11" x 4'8" (1.50m x 1.42m)

WC

4'11" x 2'6" (1.50m x 0.76m)

FAMILY ROOM

12'2" x 8'2" (3.71m x 2.49m)

LANDING

MASTER BEDROOM

15'8" x 9'9" (4.78m x 2.97m)

DRESSING ROOM

5'1" x 7'11" (1.55m x 2.41m)

ENSUITE

7'10" x 4'5" (2.39m x 1.35m)

BEDROOM TWO

11'4" x 13'6" (3.45m x 4.11m)

ENSUITE

5'9" x 5'2" (1.75m x 1.57m)

BEDROOM THREE

12'7" x 8'1" (3.84m x 2.46m)

DRESSING ROOM

12'7" x 7' (3.84m x 2.13m)

BEDROOM FOUR

11'5" x 9'5" (3.48m x 2.87m)

BATHROOM

6'10" x 6'2" (2.08m x 1.88m)



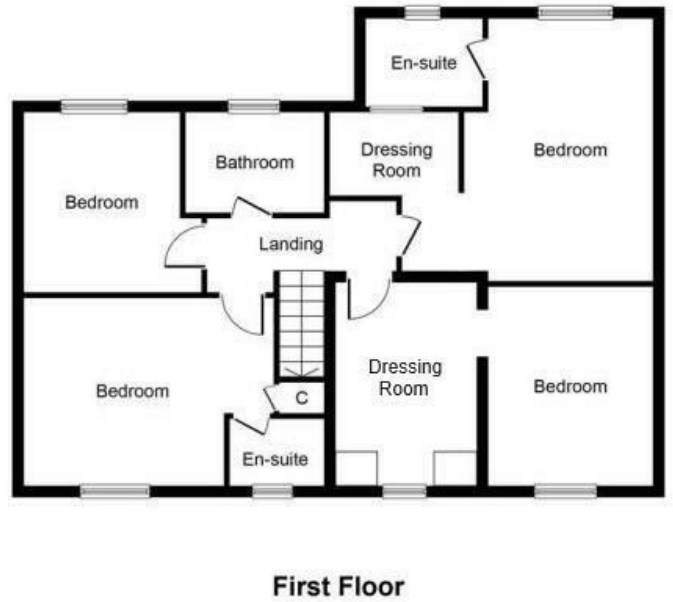
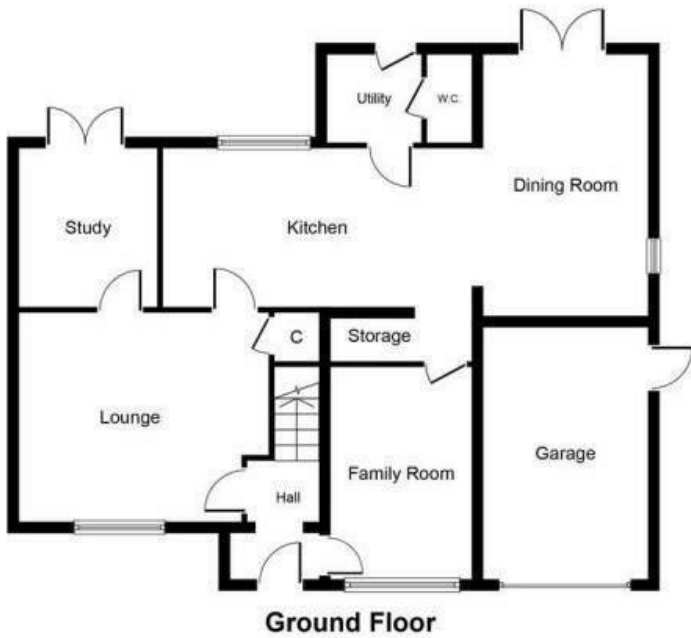
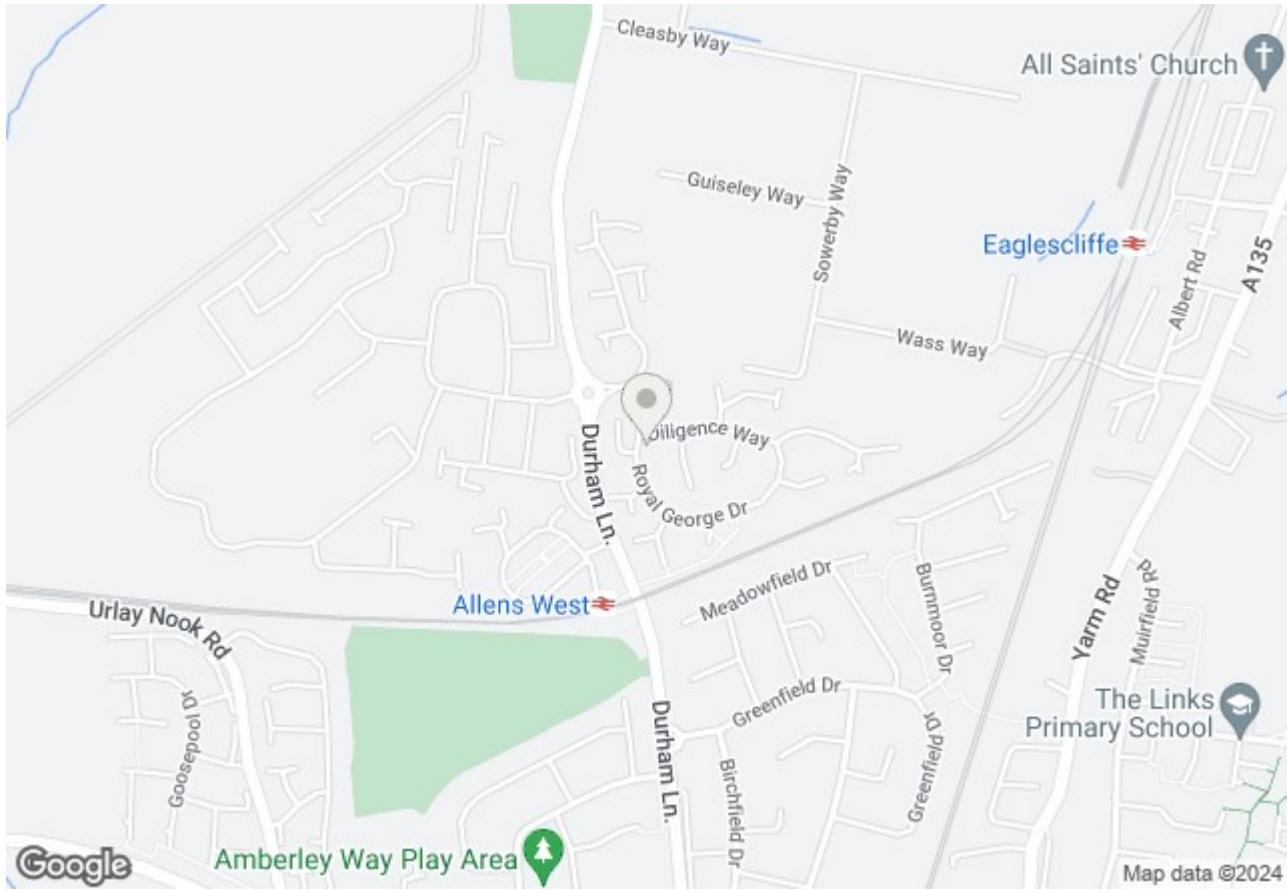
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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 70 | 81 |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | EU Directive 2002/91/EC | | |

VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.