GowlandWhite



Holwick Oval, Eaglescliffe, Stockton-on-Tees, TS16 0FJ

Located in an enviable position overlooking the green within the newly built "Coatham Gardens" development, is this four bedroom detached house with garage constructed in 2022 to the sought after "Wortham" design.

This thoughtfully designed modern property comprises of a hallway leading to a spacious lounge and open plan kitchen/dining room offering a range of contemporary units, softly lit with under cupboard lights, and upgraded appliances including dishwasher, double oven, 5 ring gas hob and fridge/freezer. The luxury vinyl flooring flows into the dining area with French doors leading out to the rear garden. Additionally, there's a utility room and W/C for added convenience.

To the first floor are four well-appointed double bedrooms, with the master bedroom featuring an en-suite shower room and fitted wardrobes. The second bedroom also has its own en-suite, while the rest of the floor is serviced by a modern family bathroom. This property also benefits from gas central heating, UPVC double glazing, NHBC warranty and a B-rated energy efficiency grading.

Externally, to the front is a small lawned garden, planted with shrubbery, and a double width driveway with electric charging point, providing off road parking for two cars. At the rear is a fence enclosed garden with patio and lawn.

Being well positioned to maximise the benefits of easy access into Yarm, only a short commute into Middlesbrough and Darlington via the A66 or Allens West Train Station and well positioned for the catchment of highly regarded schools and amenities, this property will prove to be a popular family home with many potential buyers.









HALL

LOUNGE 18'11 x 11'10 (5.77m x 3.61m)

KITCHEN/DINING ROOM 21'3 x 11' (6.48m x 3.35m)

UTILITY 7'7 x 5 (2.31m x 1.52m)

W/C 7'8 x 4'9 (2.34m x 1.45m)

LANDING

MASTER BEDROOM 15'9 x 11'10 (4.80m x 3.61m)

EN-SUITE 6'7 x 4'5 (2.01m x 1.35m)

BEDROOM TWO 13'8 x 10'3 (4.17m x 3.12m)

EN-SUITE 10'0 x 3'7 (3.05m x 1.09m)

BEDROOM THREE 10'0 x 13'9 (3.05m x 4.19m)

BEDROOM FOUR 10'1 x 11'4 (3.07m x 3.45m)

BATHROOM 7'4 x 6'2 (2.24m x 1.88m)

















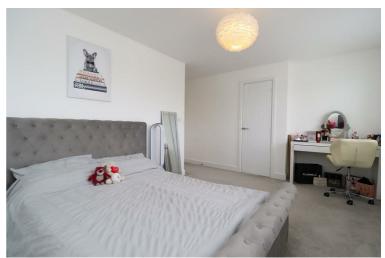














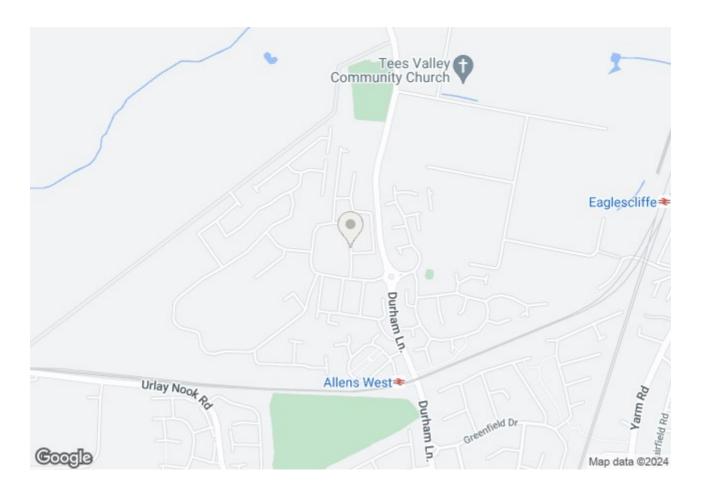










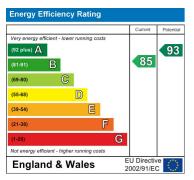


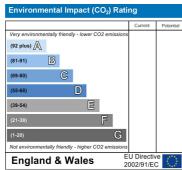


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no quarantee as to their operability or efficiency can be given.

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VIEWING

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