



Lingfield Drive, Eaglescliffe, Stockton-On-Tees, TS16 0NX

FIVE BEDROOM DETACHED HOUSE located on a popular Eaglescliffe Development within walking distances of highly regarded schooling to include Durham Lane Primary, Junction Farm Primary, and also Egglecliffe Secondary School. A range of shopping facilities, including a Tesco Supermarket, and Yarm High Street are a short distance away, and for ease of commuting Allens West train station is close by.

The property provides spacious family living with accommodation set over three floors. The ground floor comprises entrance hall, lounge with bay window to the front, study, kitchen fitted with an excellent range of modern white high gloss base and wall units incorporating integrated oven, hob and dishwasher, and with opening through to dining room having French doors leading out to the rear garden. A utility room and cloakroom/wc complete the ground floor.

Located on the first floor is a master bedroom with en-suite shower room, two further bedrooms with fitted wardrobes and a large family bathroom with free standing bath and separate shower enclosure. The second floor provides bedroom four and five along with an en-suite shower room.

Externally to the front aspect there is off road parking for approximately three vehicles on the generous block paved driveway. To the rear is an enclosed garden with lawn, block paved patio and timber decked area with pergola.

Offers Over £390,000



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ENTRANCE HALL

CLOAKROOM/WC
7'10" x 2'03" (2.39m x 0.69m)

LOUNGE
18'11" x 10'6" (5.77 x 3.20)

STUDY
10'7" x 7'10" (3.23 x 2.39)

KITCHEN
14'10" x 8'6" (4.52 x 2.59)

DINING AREA
11'8" x 10'6" (3.56 x 3.20)

UTILITY ROOM
8'0" x 6'10" (2.44 x 2.08)

FIRST FLOOR LANDING

MASTER BEDROOM
16'10" x 10'0" (5.13 x 3.05)

EN-SUITE
7'6" x 4'10" (2.29 x 1.47)

BEDROOM TWO
13'4" x 8'7" (4.06 x 2.62)

BEDROOM THREE
16'3" x 8'9" (4.95 x 2.67)

BATHROOM
12'2" x 10'10" (3.71 x 3.30)

SECOND FLOOR LANDING

BEDROOM FOUR
14'11" x 8'9" (4.55 x 2.67 (4.54 x 2.66))

BEDROOM FIVE
14'9" x 10'11" (4.50 x 3.33 (4.49 x 3.32))

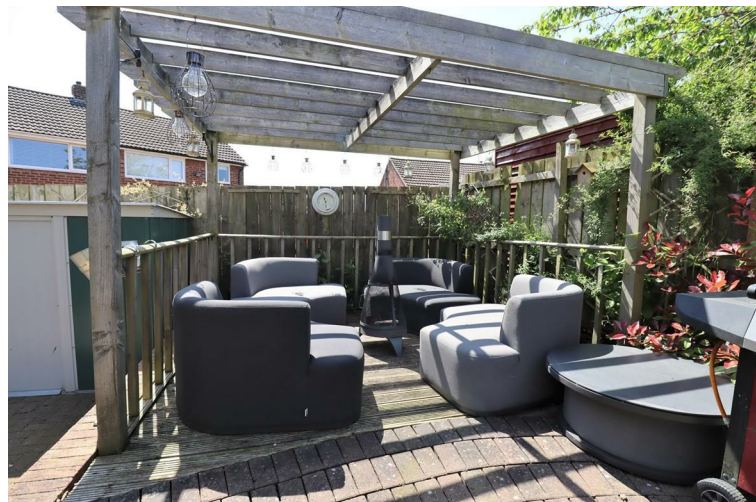
EN-SUITE
6'2" x 5'3" (1.88 x 1.60)



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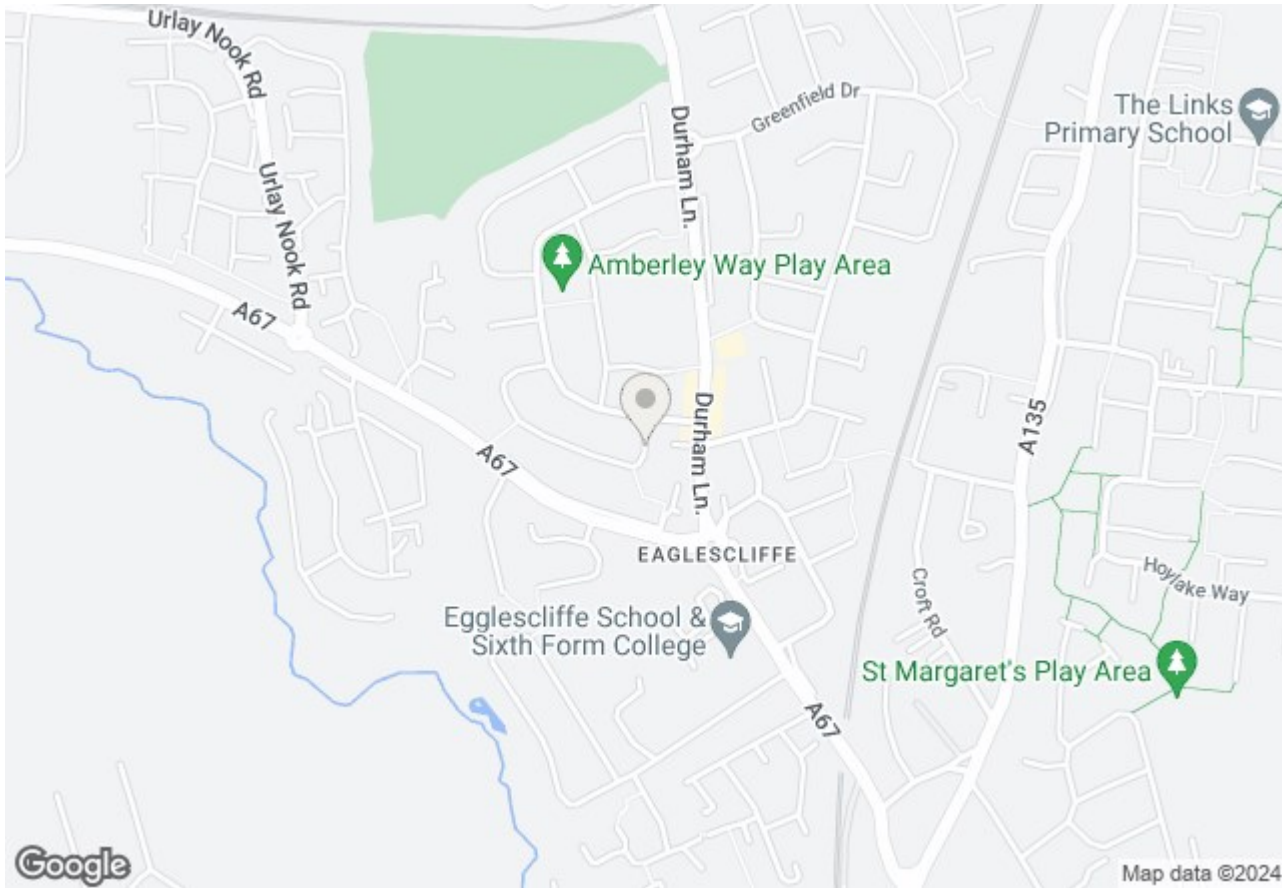




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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 guarantee as to their operability or efficiency can be given.

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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			
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.

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