



Aislaby Road, Eaglescliffe, TS16 0JJ

A rare opportunity to acquire a unique detached six bedroom property in one of the areas most sought after locations.

Set within substantial grounds of approx. 0.4 acres, this impressive property is accessed via motion sensor electric gates that open onto a newly laid concrete print driveway, offering off-road parking for multiple vehicles. The maintained lawned garden, bordered by established shrubbery, provides both privacy and a tranquil setting with countryside views.

Upon entering the home, you are welcomed by a grand reception hall with a central staircase. From here, the spacious lounge, with its log burning stove and elegant bay window, offers stunning views. The generous formal dining room also enjoys a bay window.

To the rear of the property, the sitting room features French doors that open onto the patio. The contemporary kitchen is fitted with an extensive range of fitted units, a peninsular island, sleek granite worktops and a range cooker. A second set of French doors leads to the garden, while an adjoining breakfast room, flooded with light from Velux windows, offers the perfect space for informal dining. A utility room, study, and a downstairs W/C complete the ground floor.

Upstairs, the light filled landing, enhanced by Velux windows, leads to six bedrooms. The master suite enjoys a en-suite bathroom, while bedroom two also benefits from its own en-suite shower room. The remaining four bedrooms are served by a beautifully appointed family bathroom, featuring a separate bath and a large walk-in shower cubicle.

Externally, the rear garden includes a spacious garage with an electric door, patios, and a tiered garden with mature trees, hedging, and a well established orchard.

Aislaby Road is one of Eaglescliffe's premier addresses, located just a short stroll from Yarm's charming cobbled High Street. Well served by highly regarded schools, local amenities, Eaglescliffe train station, which is just 5 min drive away, and nearby riverside walks.

£990,000



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RECEPTION HALL

13'0" x 23'3" (3.96m x 7.09m)

LOUNGE

18'4" x 12'4" (5.59m x 3.76m)

KITCHEN

20'3" x 13'3" (6.17m x 4.04m)

BREAKFAST ROOM

12'1" x 11'3" (3.68m x 3.43m)

UTILITY ROOM

11'0" x 7'8" (3.35m x 2.34m)

DINING ROOM

25'5" x 10'11" < 16'5" (7.75m x 3.33m < 5.00m)

SITTING ROOM

21'0" x 11'0" (6.40m x 3.35m)

STUDY

10'6" x 9'0" (3.20m x 2.74m)

W/C

5'10" x 3'9" (1.78m x 1.14m)

LANDING

MASTER BEDROOM

20'4" x 17'9" (6.20m x 5.41m)

EN-SUITE

12'10" x 8'3" (3.91m x 2.51m)

BEDROOM TWO

15'5" x 11'1" (4.70m x 3.38m)

EN-SUITE

8'1" x 4'5" (2.46m x 1.35m)

BEDROOM THREE

14'0" x 17'4" (4.27m x 5.28m)

BEDROOM FOUR

13'1" x 11'3" (3.99m x 3.43m)

BEDROOM FIVE

12'0" x 11'11" (3.66m x 3.63m)

BEDROOM SIX

10'0" x 11'3" (3.05m x 3.43m)

BATHROOM

7'7" x 10'11" (2.31m x 3.33m)

GARAGE

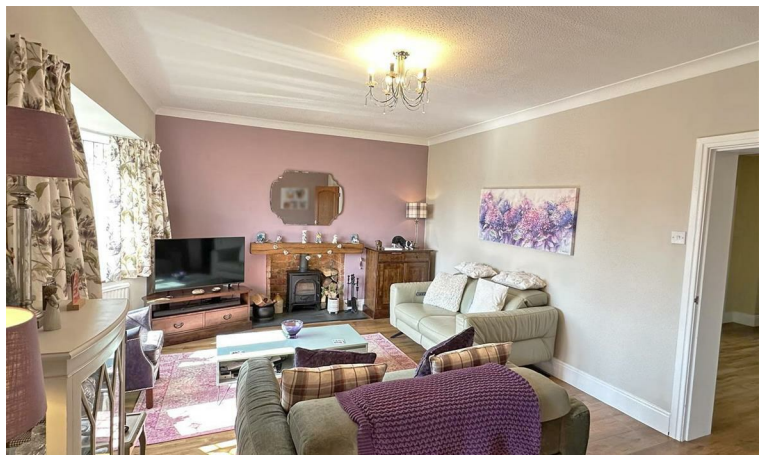
12'7" x 15'7" (3.84m x 4.75m)

AML PROCEDURE

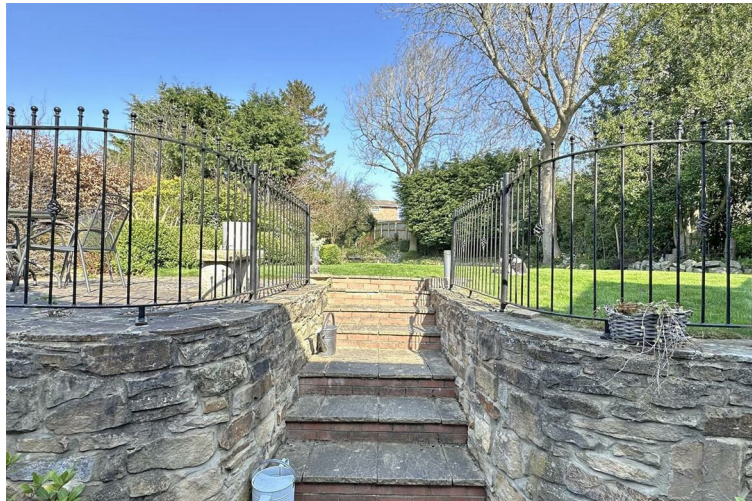
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Tel: 01642 248248









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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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101 High Street, Yarm, TS15 9BB
yarm@gowlandwhite.co.uk