



Aislaby Road, Eaglescliffe, TS16 0JJ

A rare opportunity to acquire a distinctive detached five bedroom home in one of the area's most sought after locations.

Set within approximately half an acre of grounds, the property is approached through a private gate that opens onto a generous block paved driveway leading to a large double garage, providing ample off road parking. A gate opens to the lawned front garden, which slopes gently away and is framed by established shrubs, creating both privacy and a peaceful setting with far reaching countryside views.

Inside, the hallway with a convenient W/C leads into a spacious lounge where dual aspect bay windows flood the room with light and frame the outlook, complemented by an elegant multi-fuel stove fireplace. To the rear, the dining room offers a period fireplace with open fire, a large window, and French doors opening directly onto the garden. The kitchen and breakfast room are fitted with a range of units, an integrated double oven and hob, and is enhanced by a striking feature window that looks out across the rear garden.

The light filled first floor landing, with windows on two sides, gives access to five bedrooms. The master suite enjoys a dual aspect, making the most of the surrounding views, and includes an en-suite bathroom with a shower over the bath. The remaining bedrooms are served by a beautifully appointed family bathroom with both a separate bath and shower cubicle.

The rear garden is private and well established, with a small veranda, patio and lawn offering mature trees and hedging.

Aislaby Road is widely regarded as one of Eaglescliffe's premier addresses, just a short walk from Yarm's cobbled High Street. The location is well served by highly regarded schools, a range of amenities, Eaglescliffe train station within a five minute drive, and nearby riverside walks.

Offers In The Region Of £750,000

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HALL

CLOAKROOM/DOWNSTAIRS WC
7'6" x 3'2" (2.29m x 0.97m)

LOUNGE
18'4" x 14'9" (5.59m x 4.50m)

SITTING/DINING ROOM
18'11" x 12'11" (5.77m x 3.94m)

KITCHEN/BREAKFAST ROOM
18'1" x 12'5" (5.51m x 3.78m)

REAR PORCH

LOBBY

LANDING

BEDROOM ONE
14'8" x 11'8" (4.47m x 3.56m)

ENSUITE
7'7" x 6'4" (2.31m x 1.93m)

BEDROOM TWO
11'8" x 10'11" (3.56m x 3.33m)

BEDROOM THREE
12'11" x 7'7" (3.94m x 2.31m)

BEDROOM FOUR
11'10" x 8'1" (3.61m x 2.46m)

BEDROOM FIVE
11'11" x 7'10" (3.63m x 2.39m)

BATHROOM
9' x 7'5" (2.74m x 2.26m)

DOUBLE GARAGE
18'1" x 17'4" (5.51m x 5.28m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



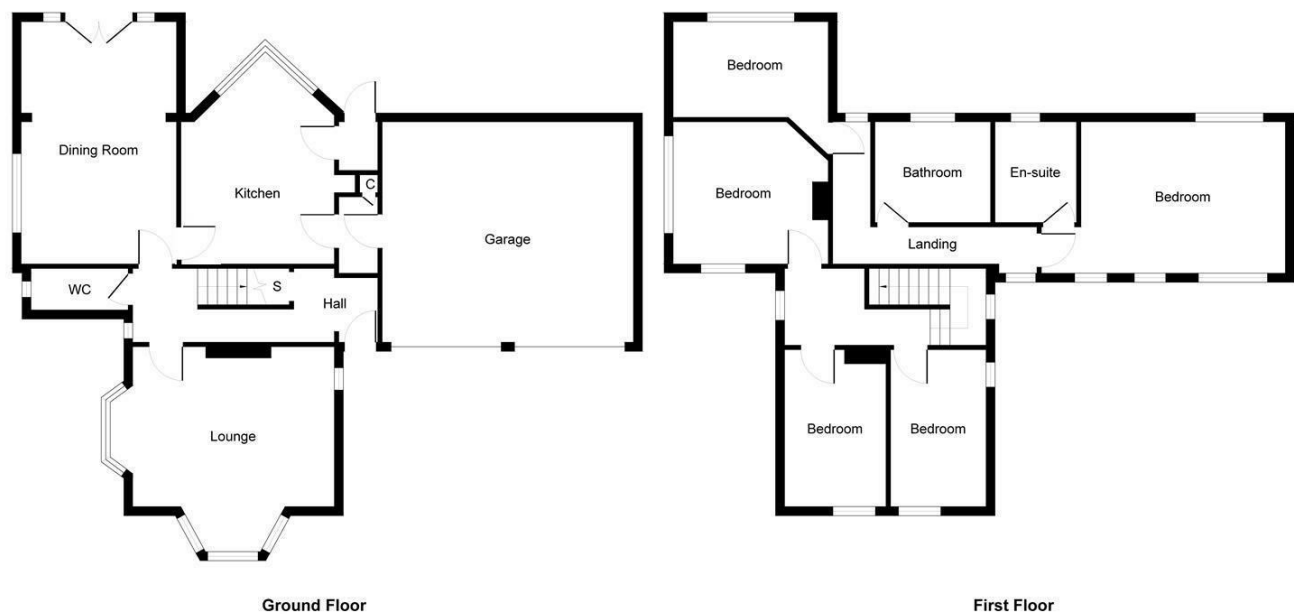
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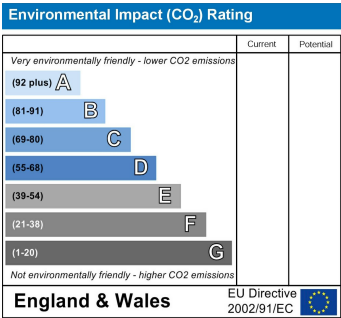
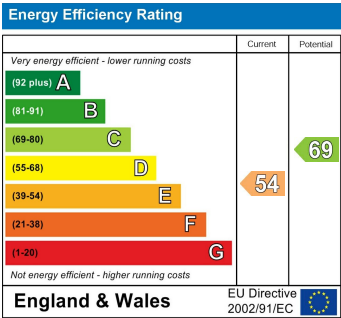




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VIEWING
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