

Hunters Way, Eaglescliffe



Asking Price £750,000

IH INGLEBY HOMES





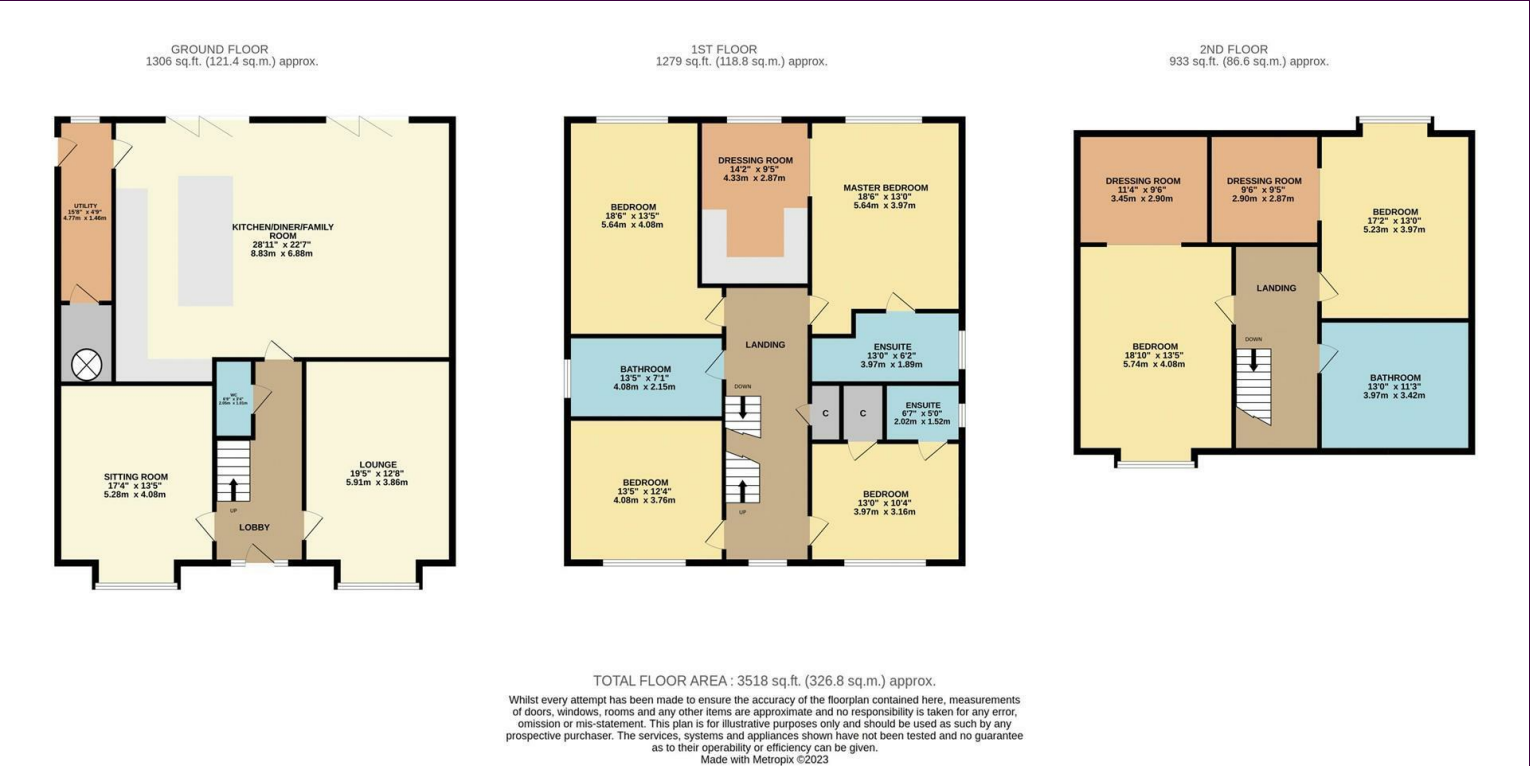
Built by 'Rockwill Homes', an award winning local builder, to the incredible 'Stainton' design, and being the only one of its kind within this executive development. This especially large family property delivers extensive accommodation over three fantastic levels, all brought with an impressive level of finish and quality.

Underfloor heating, Oak internal doors, 'Glass & Oak' staircases, stunning bathrooms and a fabulous fitted kitchen within the superb kitchen/diner/family room - are just a few of the 'Stand Out' features.

Briefly, the accommodation comprises an entrance lobby, cloakroom/WC, lounge, sitting room, and incredibly large kitchen/diner/family room with utility off, to the ground floor. The first floor provides four of the particularly generous bedrooms, one being the 'Master' with stylish ensuite and large dressing room - complete with fitted, bespoke furniture. A further ensuite benefits bedroom 6, whilst the first floor is also home to a separate family bathroom, delivered to the standards, of which by this time, you will expect. Two further very generous double bedrooms are found on the second floor, both complete with large dressing rooms, along with a further feature, luxurious bathroom. Sitting on a fabulous corner plot, with large 'wrap-around' garden, fully fence enclosed and boasting a southerly aspect, with block paved drive and double garage – all being situated around 1km from Yarm High Street, perfect for local schooling.



The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	86	95	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The Location



Council Tax Band:
Tenure:

F
Freehold



- Exceptionally large, six bedroom, executive residence
- Sought after Eaglescliffe location, around 1km from Yarm High Street
- Stunning accommodation delivered to a superb standard
- Built to the 'Stainton' design by the award winning 'Rockwill Homes'
- Envious plot with large, 'wrap around', southerly gardens
- Fabulous bathrooms and incredible open-plan kitchen/diner/family room



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