



## 49 Goosepool Drive

Eaglescliffe, Stockton-On-Tees, TS16 0GT

**£250,000**



Nestled In The Desirable Area Of Eaglescliffe, This Stunning Semi-detached House On Goosepool Drive Is A Remarkable Find. Built In 2018 By The Renowned Five-star Builder Taylor Wimpey, This Property Offers A Contemporary Living Experience In A Modern Development, Making It An Ideal Choice For Families And Professionals Alike.

Upon Entering, You Are Welcomed Into A Spacious Reception Room That Exudes Warmth And Comfort, Perfect For Both Relaxation And Entertaining. The Heart Of The Home Is Undoubtedly The Modern Open-plan Kitchen And Dining Area, Which Is Fitted With Integrated Appliances, Ensuring That Cooking And Dining Are Both Enjoyable And Convenient. This Layout Promotes A Sense Of Togetherness, Making It Easy To Host Gatherings With Family And Friends.

The Property Boasts Three Well-proportioned Bedrooms, Providing Ample Space For Rest And Privacy. The Stylish Master Bedroom, Located On The Second Floor, Features Fitted Wardrobes, Offering Both



**Location**  
Goosepool Drive Is Delightfully Located In Eaglescliffe & Situated On A Modern Development Which Can Be Accessed Via Urlay Nook Road.

Eaglescliffe School & Sixth Form College - 15 Minute Walk  
Eaglescliffe School - 5 Minute Drive  
Junction Farm Primary School - 3 Minute Drive  
Yarm High Street - 7 Minute Drive  
Train Station - 4 Minute Drive

**Entrance Hallway**  
Entrance Leads To Kitchen/Diner & Staircase To First Floor.

**Lounge**  
13'10" x 11'6" (4.23m x 3.51m)  
uPVC Double Glazed French Doors To Rear, Radiator.

**Kitchen/Diner**  
17'3" x 13'10" (5.26m x 4.23m)  
Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Integrated Appliances, Space For Family Dining Table & Chairs, uPVC Double Glazed Window, Radiator.

**Ground Floor W/C**  
5'1" x 3'1" (1.56m x 0.96m)  
Fitted With A White Suite Comprising; Hand Wash Basin, W/C, Extractor Fan, Radiator.

**First Floor Landing**  
Access To Bedrooms, Bathroom & Staircase To Second Floor.

**Bedroom Two**  
13'10" x 11'6" (4.22m x 3.51m)  
uPVC Double Glazed Window, Radiator.

**Bedroom Three**  
10'9" x 7'1" (3.29m x 2.17m)  
uPVC Double Glazed Window, Radiator.

**Family Bathroom**  
7'1" x 6'3" (2.18m x 1.92m)  
Partially Tiled & Fitted With A White Suite Comprising; Hand Wash Basin, Bath, W/C, Radiator.

**Second Floor**  
Staircase To Master Bedroom & En-Suite.

**Master Bedroom**  
16'6" x 10'5" (5.04m x 3.19m)  
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

**En-Suite**  
8'9" x 4'7" (2.67m x 1.4m)  
Fitted With A White Suite Comprising; Hand Wash Basin, Walk In Shower, W/C, uPVC Double Glazed Window, Radiator.

**Energy Efficiency Rating - B**  
The Full Energy Efficiency Certificate Is Available On Request.

**Property Information**  
Tenure: Freehold  
Local Authority: Stockton Council  
Management Charge: £13 PCM  
Listed Status: Not Listed  
Conservation Area: No  
Tree Preservation Orders: None  
Tax Band: D  
Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.  
Broadband Delivered To The Property: Cable  
Non-Standard Construction: Believed To Be Of Standard Construction  
Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of  
Flooding Issues In The Last 5 Years: None  
Accessibility: Three Storey Dwelling. No Accessibility Modifications  
Cladding: Decorative Stone  
Planning Issues: None Which Our Clients Are Aware Of  
Coastal Erosion: None  
Coal Mining In The Local Area: None

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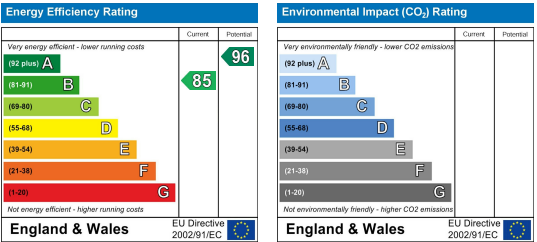
## Area Map



## Floor Plans



## Energy Efficiency Graph



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