



Cowgreen Close, Eaglescliffe, Stockton-On-Tees, TS16 0FL
4 Bed - House - Detached
£318,499

Council Tax Band: F
EPC Rating: B
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Cowgreen Close, Eaglescliffe, TS16 0FL

*** NEW BUILD PROPERTY ***
*** BUILT BY TAYLOR WIMPEY WITHIN THE COATHAM GARDENS DEVELOPMENT ***
*** NO CHAIN SALE ***

NEW TO THE MARKET, this impressive four bedroom family home, built to the Popular 'Manford' Design by Taylor Wimpey on the New Coatham Gardens Development. This Beautiful home is located near to highly regarded schooling and has excellent transport links nearby.

Benefiting from being a double-fronted property, this property briefly comprises of; Entrance Hall, Large bay-fronted Lounge, Study/Second Snug Room, Spacious Downstairs WC/Utility, and Stunning Open-Plan Kitchen/Diner with Additional Family Area, ideal for hosting special occasions with French Doors.
The first floor provides; Master Bedroom with Fitted Wardrobes and a Modern En-Suite, with an Additional Three Double Bedrooms, complete with a Stylish Family Bathroom.

External, the property has a lovely garden to the front, with a long driveway to the side of the property leading to a detached single garage, giving ample of off-road parking.
The rear of the property has a generous sized garden, enclosed with a timber fence, with a well maintained lawn.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall
14'4" x 6'5"

Living Room
15'7" x 12'8"

Study
8'7" x 6'11"

Downstairs WC / Utility Room
5'6" x 6'11"

Open Plan Kitchen / Diner
10'9" x 26'8"

FIRST FLOOR

Landing
6'4" x 7'1"

Bedroom 1
12'3" x 12'9"
Built-in Wardrobes

En-Suite
5'6" x 6'5"

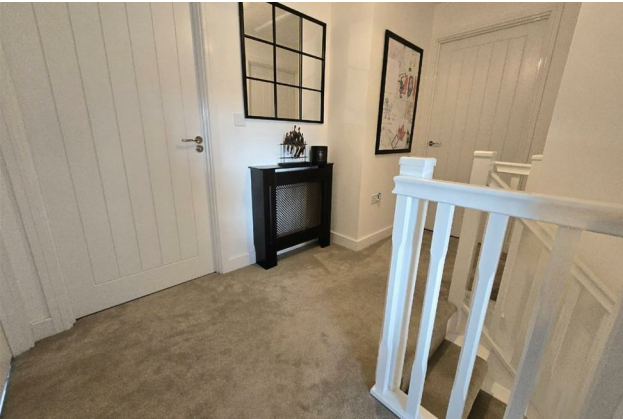
Bedroom 2
13'2" x 10'2"

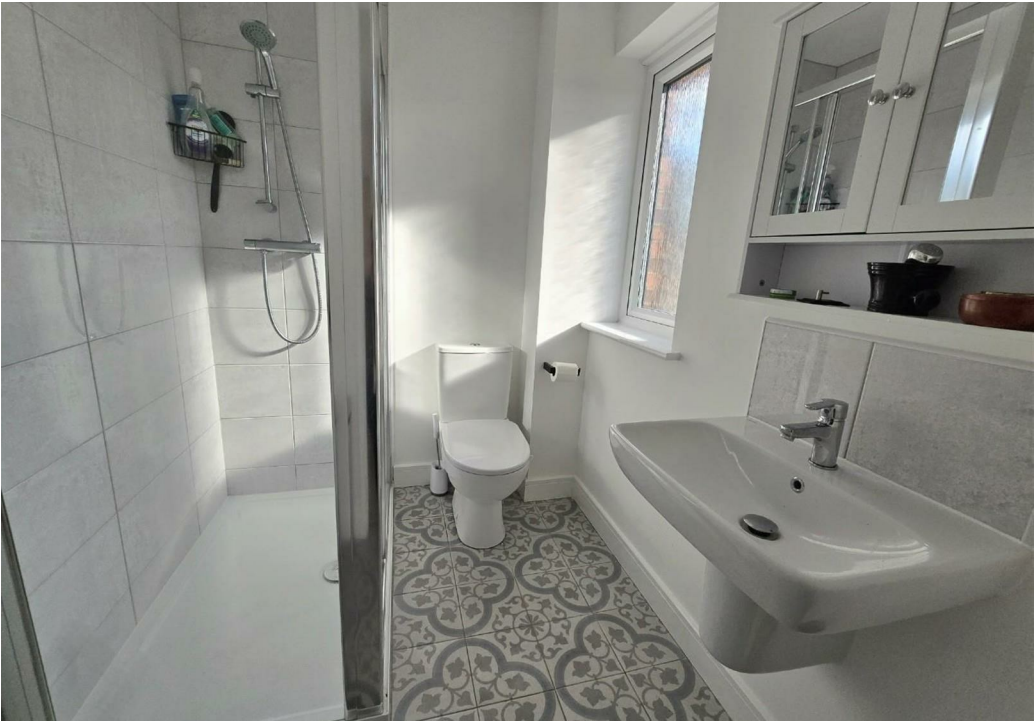
Bedroom 3
11'10" x 9'11"

Bedroom 4
12'10" x 8'11"

Family Bathroom
6'4" x 7'0"

DETACHED SINGLE GARGE









Ground Floor



Floor 1

Approximate total area⁽¹⁾

1296.5 ft²
120.45 m²

Reduced headroom

9.83 ft²
0.91 m²

(1) Excluding balconies and terraces

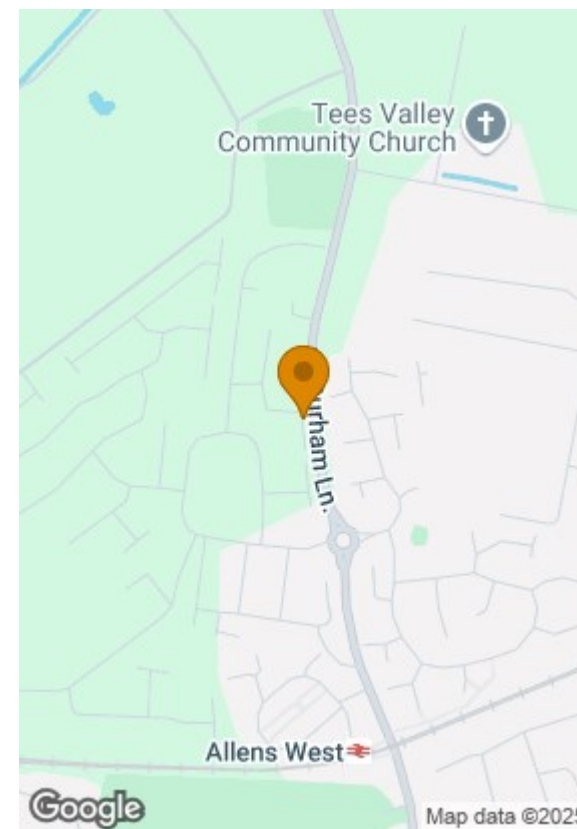
Reduced headroom


..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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