



Ann Cordey
ESTATE AGENTS

3 Springfield Close, Eaglescliffe, North Yorkshire, TS16 0EW
Offers In The Region Of £370,000



3 Springfield Close, Eaglescliffe, North Yorkshire, TS16 0EW

Situated within a small cul-de-sac of detached homes and within the highly desirable Eaglescliffe area. We offer for sale a generous FOUR DOUBLE bedroomed family home. Boasting two reception rooms, open plan kitchen and dining room, ground floor cloaks/WC and a handy utility room.

To the first floor there are four very generous double bedrooms which are serviced by upgraded family bathroom/WC with shower and a further shower room/WC.

The front garden is open plan, laid to lawn with a block paved double driveway. There is also a single garage with light,power and water. A gate to side leads to the rear garden which is south facing and very private. Landscaped with raised borders, ample patio seating area and an easy to maintain quality artificial lawn.

The property is warmed by gas central heating via a Viessman boiler and is fully double glazed.

The location is very convenient with access to several well regarded schools and Egglescliffe 6th form college. There is a local parade of shops including a post office, and there is also a Tesco supermarket, a pub/restaurant and the Allens West sub train station is a within a 10 minute walk with rail links to Darlington and through Middlesbrough towards Saltburn. There is also excellent transport links to the A66 and A19. Yarm’s historic cobbled High Street is within walking distance where boutique shops, restaurants, and welcoming bars await. There are two further main line train stations at Eaglescliffe which has links to London and Yarm station with links to York and Manchester.

In line with the Estate Agents Act we would like to make you aware that the vendor of this property is an employee of Ann Cordey Estate Agents.

TENURE: Freehold
COUNCIL TAX: C

ENTRANCE VESTIBULE

A UPVC entrance door opens into the vestibule which has glazed windows and a tiled floor. Further double glazed doors open into the reception hallway.

RECEPTION HALLWAY

The reception hallway leads to the lounge and kitchen diner with a balustrade staircase to the first floor. There is a radiator cabinet and karndeian flooring.

LOUNGE

15'11" x 12'4" (4.86 x 3.78)

A generous reception room with a window to front aspect. A white marble fireplace and hearth is a focal point of the room with living flame gas fire to cast a cosy glow. Tastefully decorated with plantation shutters included.

KITCHEN & DINER

19'5" x 14'0" (5.93 x 4.29)

A sizeable open plan kitchen and dining area easily accommodating a larger than average family table. The kitchen over looks the rear aspect with white cabinets and solid oak work surfaces with ceramic sink unit & drainer. The integrated appliances include a fridge with small freezer box and dishwasher with the dual fuel range cooker also included in the sale. The karndeian floor is continued through from the lounge to the kitchen and dining area which has French Doors opening onto the rear garden. A door from the kitchen area opens into the garden room.

GARDEN ROOM

15'1" x 8'7" (4.60 x 2.63)

A light and bright reception room with two floor to ceiling picture windows to the rear, two velux windows and French doors to the side aspect. Again,having the karndeian floor continued through. There is access to the ground floor cloaks/WC and the separate utility room.

CLOAKS/WC

With low level WC and handbasin positioned with a walnut effect vanity cabinet and karndeian floor.

UTILITY ROOM

8'7" x 6'0" (2.64 x 1.83)

With a wall and floor unit in white gloss and wood effect worksurface the room has a window to the side aspect, there is plumbing for an automatic washing machine and there is also an extractor fan.

FIRST FLOOR



LANDING
The landing leads to all four bedrooms and to the bathroom/WC and shower room/WC. There is access to two separate attic areas and there is also a built in linen cupboard.

BEDROOM ONE
13'5" x 11'9" (4.09 x 3.60)
The master bedroom is of a good size and over looks the front aspect and has laminate floor.

BEDROOM TWO
10'5" x 8'8" (3.18 x 2.65)
A further double bedroom, this time to the rear aspect and having sliding door mirrored wardrobes and a large built in storage cupboard.

BEDROOM THREE
16'7" x 8'8" (5.06 x 2.65)
Bedroom three has two windows to the front aspect, a laminate floor and a built in storage cupboard and is also a double bedroom.

BEDROOM FOUR
11'2" x 8'6" (3.41 x 2.61)
To the rear of the property and having built in wardrobe and drawers.

BATHROOM/WC
Upgraded with a modern suite to include tiled panelled bath with over bath mains fed shower and screen. The hand basin is within a gloss vanity unit with built in charging point, and there is a back to wall WC. The room is finished with tiled surrounds and floor and there is an extractor fan and window to the rear with plantation shutters.

EXTERNALLY
The front garden is open plan and mainly laid to lawn with established shrubs to the border. A block paved driveway allows for parking for two vehicles with planning permission and drop kerb in place to widen this if ever required. There is an integral GARAGE (which measures 4.50m x 2.71m) with water tap, light and power. A single gate to the side provides access to the rear garden which is south facing and quite private with bungalows to the rear. The rear garden has been landscaped with raised borders full of established plants and shrubs, ample patio seating space and easy to maintain artificial lawn. A belfast sink with hot and cold taps is a practical and attractive feature and there are two outside electric points and security lighting.

SHOWER ROOM/WC
With large walk in shower cubicle with mains fed waterfall and hand held shower. There is a built in vanity unit and WC and the room is fully tiled including the floor. There is an extractor fan and window to the side with plantation shutters.



Where energy demand has been made to ensure the accuracy of the figures contained here, measurements of fabric thermal conductance (U-values) have been taken and the results are included in the table below. The energy demand figures are based on the assumption that the property is occupied by a typical household. The energy demand figures are based on the assumption that the property is occupied by a typical household. The energy demand figures are based on the assumption that the property is occupied by a typical household.

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			(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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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