



Holwick Oval, Eaglescliffe, Stockton-on-Tees, TS16 0FJ

Located in an enviable position overlooking the green within the newly built “Coatham Gardens” development, is this four bedroom detached house with garage constructed in 2022 to the sought after “Wortham” design.

This thoughtfully designed modern property comprises of a hallway leading to a spacious lounge and open plan kitchen/dining room offering a range of contemporary units, softly lit with under cupboard lights, and upgraded appliances including dishwasher, double oven, 5 ring gas hob and fridge/freezer. The luxury vinyl flooring flows into the dining area with French doors leading out to the rear garden. Additionally, there's a utility room and W/C for added convenience.

To the first floor are four well-appointed double bedrooms, with the master bedroom featuring an en-suite shower room and fitted wardrobes. The second bedroom also has its own en-suite, while the rest of the floor is serviced by a modern family bathroom. This property also benefits from gas central heating, UPVC double glazing, NHBC warranty and a B-rated energy efficiency grading.

Externally, to the front is a small lawned garden, planted with shrubbery, and a double width driveway with electric charging point, providing off road parking for two cars. At the rear is a fence enclosed garden with patio and lawn.

Being well positioned to maximise the benefits of easy access into Yarm, only a short commute into Middlesbrough and Darlington via the A66 or Allens West Train Station and well positioned for the catchment of highly regarded schools and amenities, this property will prove to be a popular family home with many potential buyers.

Offers Over £365,000



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HALL

LOUNGE

18'11 x 11'10 (5.77m x 3.61m)

KITCHEN/DINING ROOM

21'3 x 11' (6.48m x 3.35m)

UTILITY

7'7 x 5 (2.31m x 1.52m)

W/C

7'8 x 4'9 (2.34m x 1.45m)

LANDING

MASTER BEDROOM

15'9 x 11'10 (4.80m x 3.61m)

EN-SUITE

6'7 x 4'5 (2.01m x 1.35m)

BEDROOM TWO

13'8 x 10'3 (4.17m x 3.12m)

EN-SUITE

10'0 x 3'7 (3.05m x 1.09m)

BEDROOM THREE

10'0 x 13'9 (3.05m x 4.19m)

BEDROOM FOUR

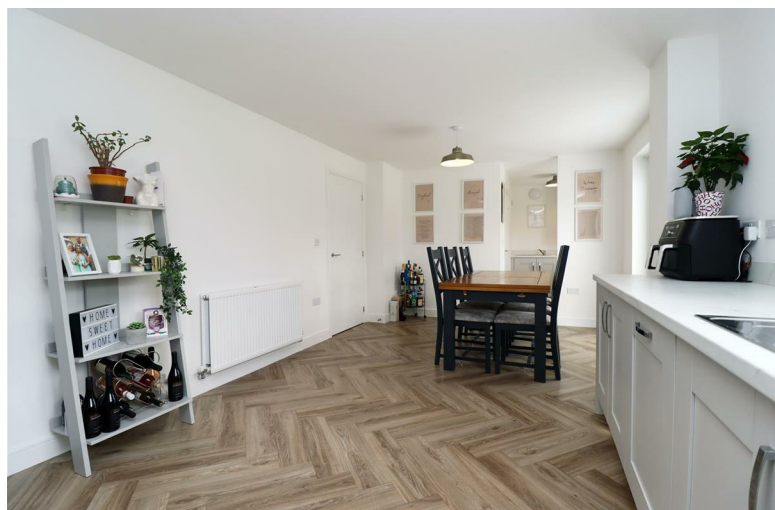
10'1 x 11'4 (3.07m x 3.45m)

BATHROOM

7'4 x 6'2 (2.24m x 1.88m)

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.



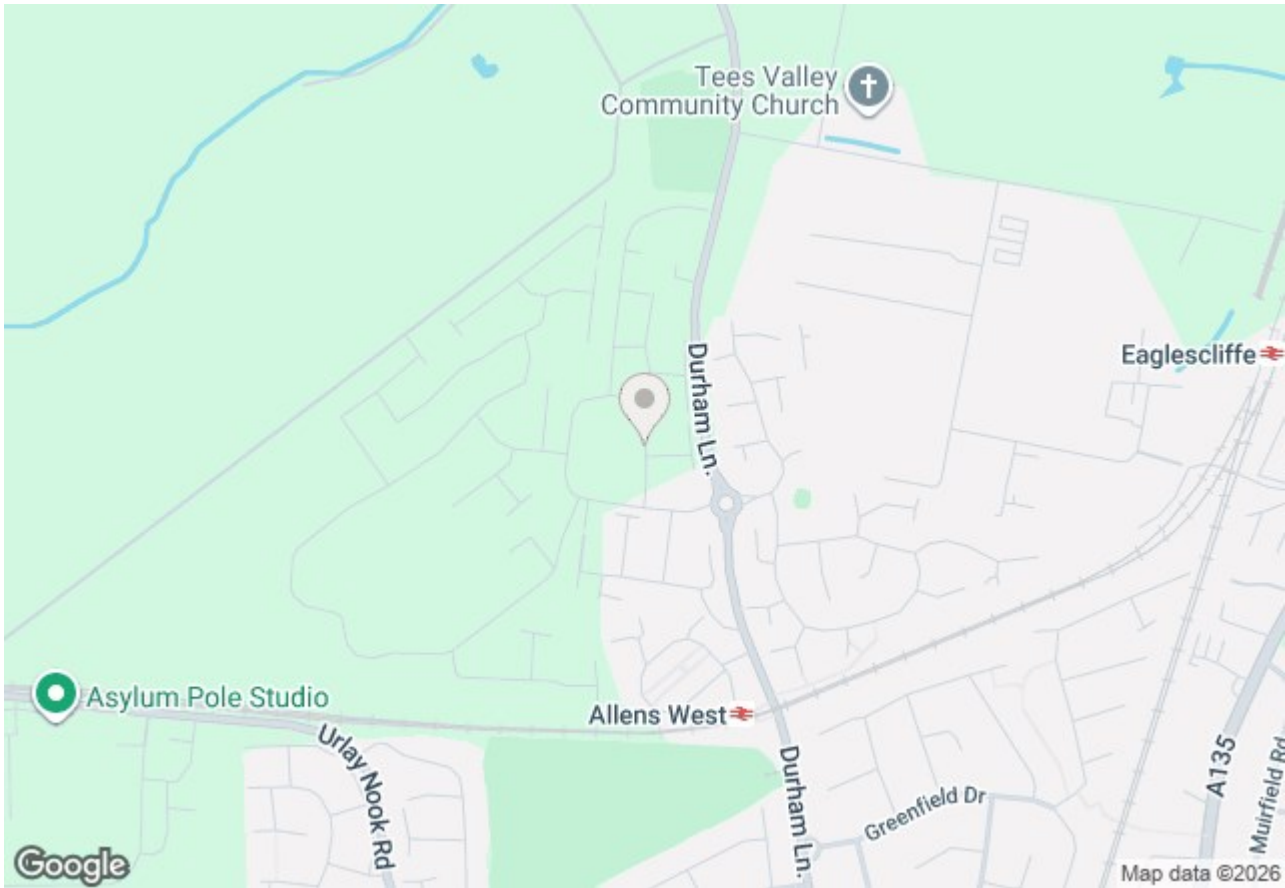
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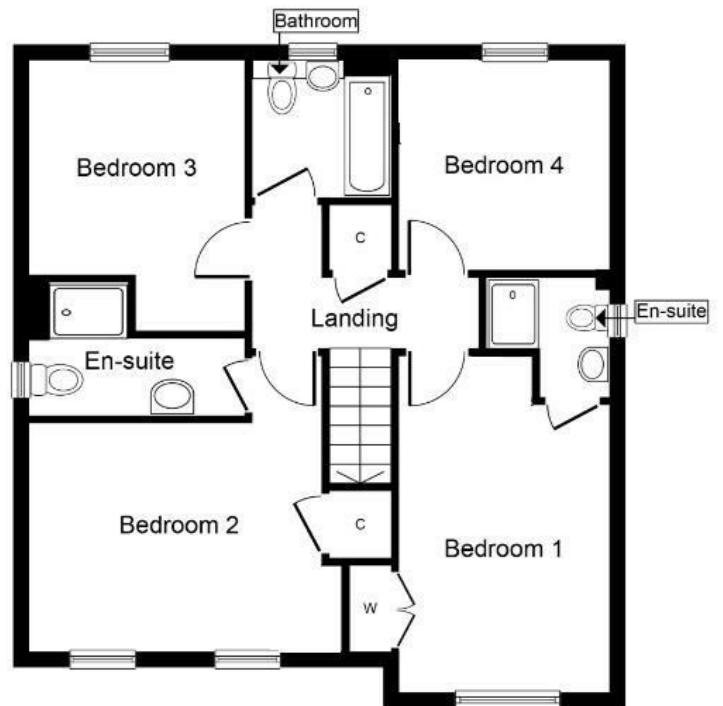
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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential		
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>				85	93
England & Wales EU Directive 2002/91/EC					

Environmental Impact (CO ₂) Rating		Current	Potential		
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>					
England & Wales EU Directive 2002/91/EC					

VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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