



## Burnmoor Drive, Eaglescliffe, TS16 0HT

Immaculately presented throughout, this superb three bedroom semi-detached home with detached garage offers stylish, versatile accommodation that is perfect for first-time buyers, young families, or those seeking additional work-from-home space. Enhanced by a thoughtfully converted loft room, ideal as a home office, playroom, or occasional hobby space, the property is located within the highly sought after Orchard Estate area of Eaglescliffe.

The accommodation is presented to an excellent standard and begins with an entrance hall leading into a comfortable front lounge. Double doors open through to the impressive kitchen/dining room. The kitchen is fitted with an excellent range of contemporary fitted units, incorporating integrated appliances including a double oven, induction hob, washing machine, and dishwasher. The dining area is perfectly positioned with French doors opening onto the rear garden, allowing plenty of natural light and seamless access to outdoor space.

To the first floor, the landing leads to a stylish modern family bathroom fitted with a white suite and shower over the bath, along with three well proportioned bedrooms, including a master bedroom with fitted wardrobes. From the landing, a fixed staircase rises to the converted loft room provide a spacious and highly versatile area with restricted head height, three windows that flood the space with natural light, and useful eaves storage.

The property also benefits from a combi gas central heating boiler and double glazing throughout.

Externally, the property continues to impress with a neat lawned front garden and ample off-road parking provided by a long driveway leading to the detached single garage. To the rear, the enclosed south-westerly facing garden has been designed for low maintenance and enjoys plenty of afternoon and evening sunshine, featuring a paved seating area and a large timber decked patio.

£210,000



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## HALLWAY

## LOUNGE

13'5" x 12'6" (4.09m x 3.81m)

## KITCHEN/DINING ROOM

15'5" x 10'4" (4.70m x 3.15m)

## LANDING

## BEDROOM ONE

13'2" x 8'7" (4.01m x 2.62m)

## BEDROOM TWO

9'2" x 9' (2.79m x 2.74m)

## BEDROOM THREE

9'6" x 6'7" (2.90m x 2.01m)

## LOFT ROOM

13'9" x 11'10" (4.19m x 3.61m)

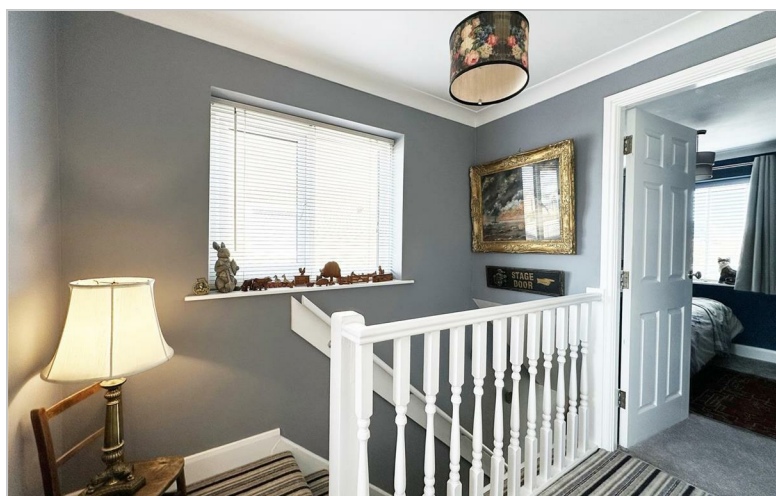
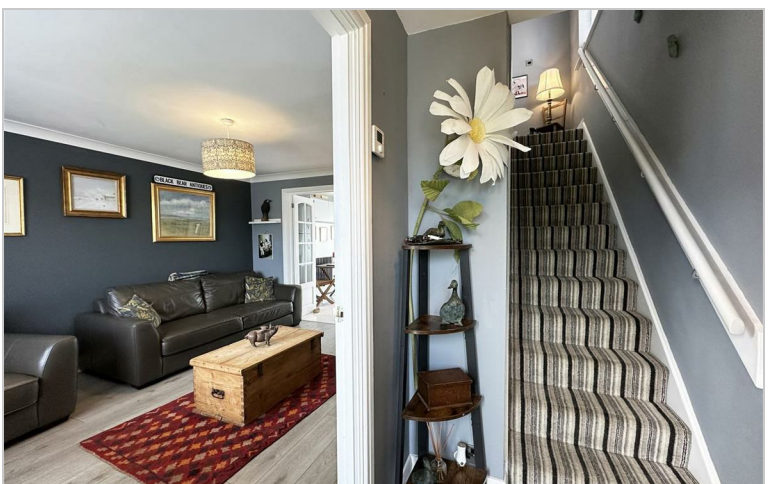
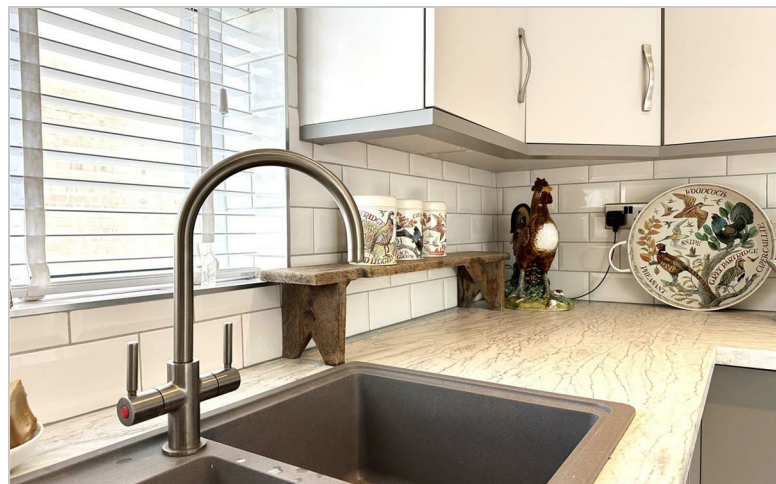
## BATHROOM

6' x 5'11" (1.83m x 1.80m)

## AML PROCEDURE

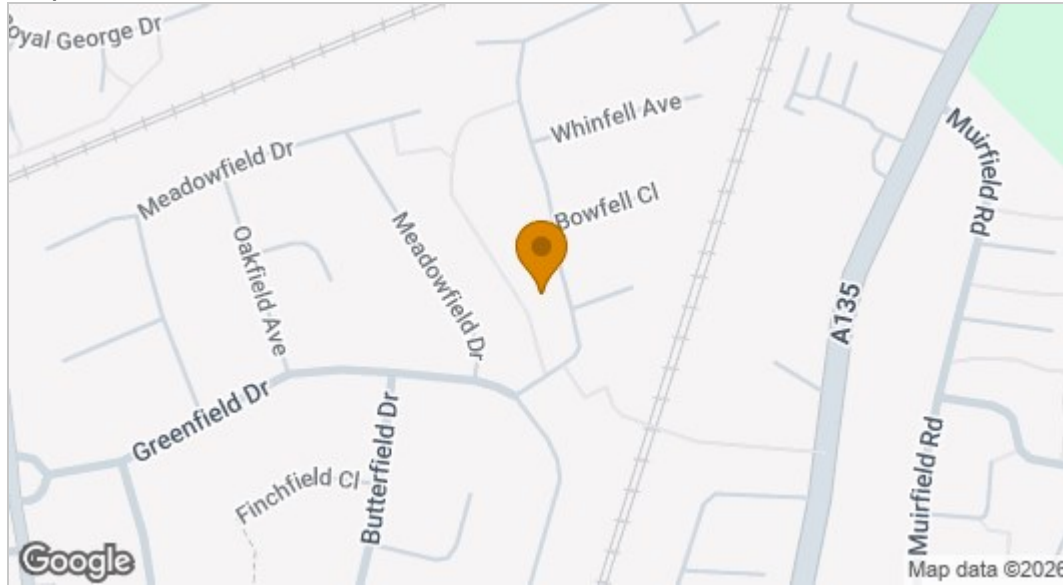
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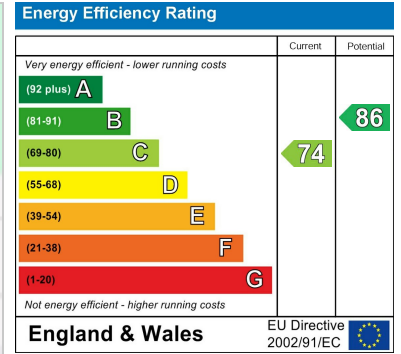




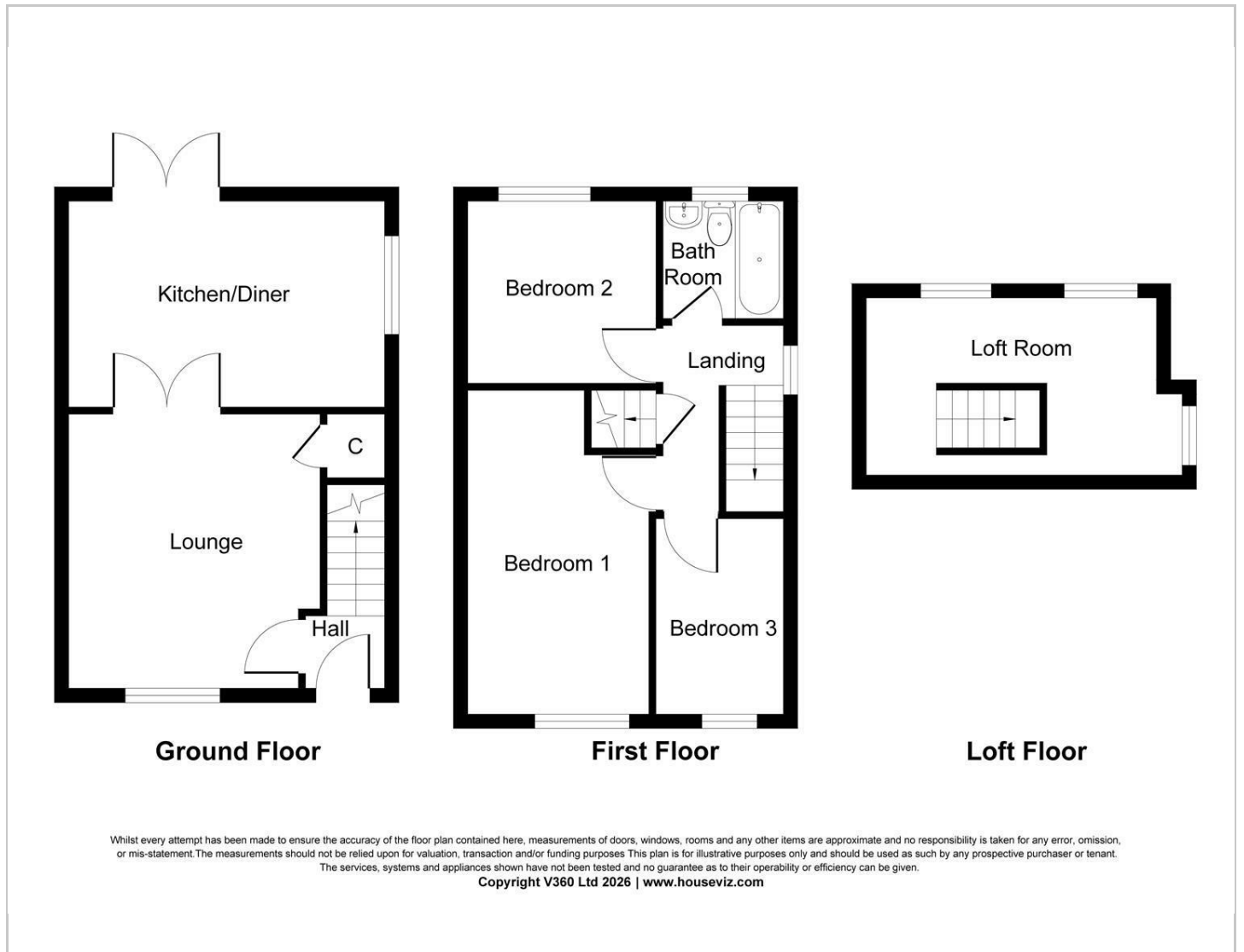
## Map



## EPC graph



## Floor Plan



## VIEWING

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

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