GowlandWhite

Orchard Mews, Eaglescliffe, TS16 0PQ

An immaculately presented luxury home finished to an exceptional standard throughout, offering stylish and versatile accommodation set across three floors.

The property benefits from gas central heating, triple glazed windows and quality wooden shutter blinds throughout, all of which are included. Some items of furniture may also be available.

To the ground floor, a welcoming hallway with premium flooring leads to a room ideal as a bedroom, snug, playroom or home office, alongside a contemporary shower room. There is internal access to the larger than average integral garage and a rear hallway featuring sliding doors concealing a cleverly designed utility area complete with sink, shelving, washing machine and tumble dryer, both included within the sale.

The first floor provides a bright and spacious L-shaped lounge with double doors opening onto a Juliet balcony, while the impressive dining kitchen features kickboard lighting, breakfast bar and integrated Smeg appliances including oven, microwave, dishwasher, five-ring gas hob and hood.

To the second floor are three generously sized bedrooms, all with built-in wardrobes, together with a modern family shower room. The luxurious master suite benefits from a stunning larger than average en suite featuring twin “his and hers” wash basins, recessed shelving, bath and double shower cubicle.

Externally, the property offers a paved patio and small garden to the front, while the rear enjoys a paved seating area shielded by high hedging. The integral garage is of a longer than average size providing space for both parking and storage and is fitted with a cedar wood electric door. A security alarm system completes this superb home.

Early viewing is highly recommended to fully appreciate the quality, space and finish on offer.

Asking Price £310,000

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HALLWAY

BEDROOM FOUR
12'3" x 10'7" (3.73m x 3.23m)

SHOWER ROOM
9'2" x 3'9" (2.79m x 1.14m)

LANDING

LOUNGE
21'5" x 17'4" > 8'1" (6.53m x 5.28m > 2.46m)

KITCHEN/DINING ROOM
17'6" x 17'4" (5.33m x 5.28m)

LANDING

BEDROOM ONE
13'4" x 9'6" (4.06m x 2.90m)

ENSUITE
11'9" x 6' (3.58m x 1.83m)

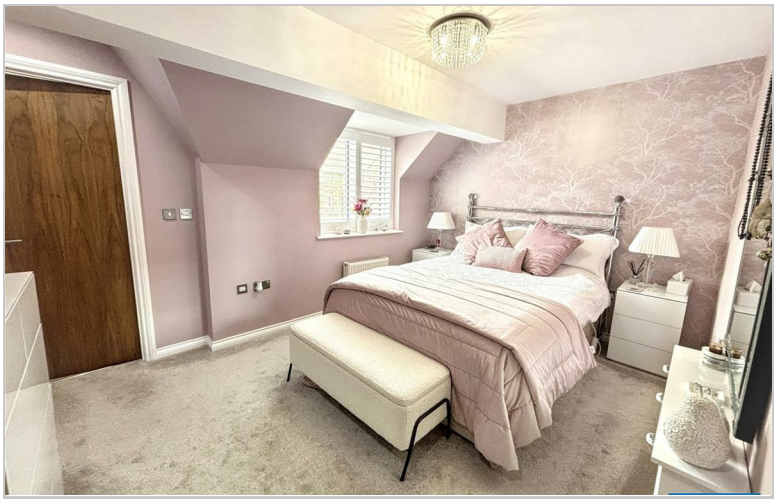
BEDROOM TWO
13'1" x 8'8" (3.99m x 2.64m)

BEDROOM THREE
9'6" x 8'5" (2.90m x 2.57m)

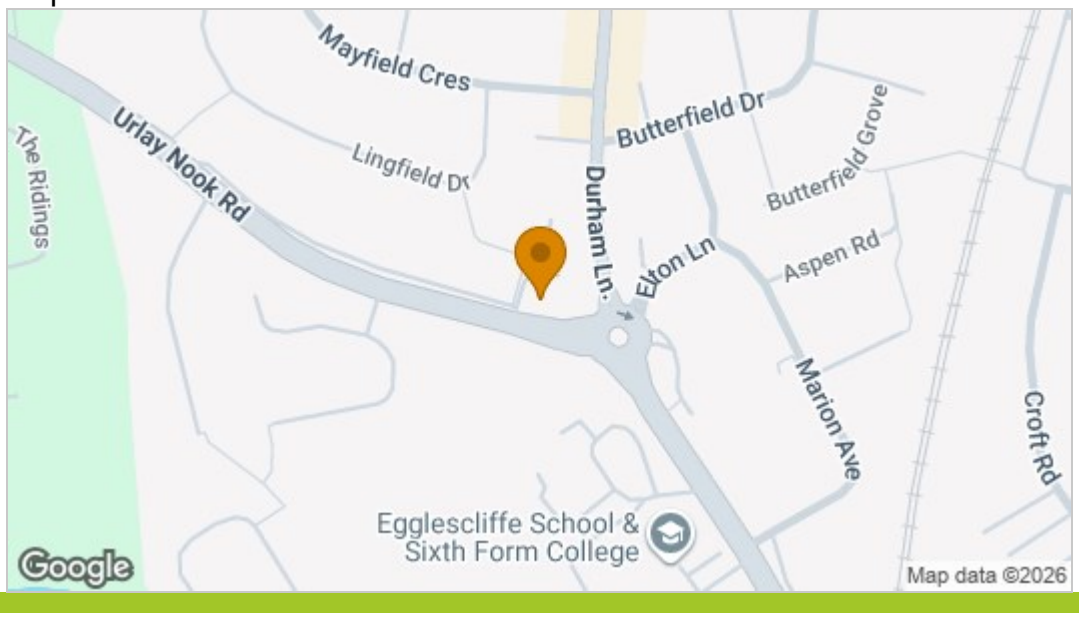
BATHROOM
6'3" x 6'2" (1.91m x 1.88m)

GARAGE
24'7" x 8'4" (7.49m x 2.54m)

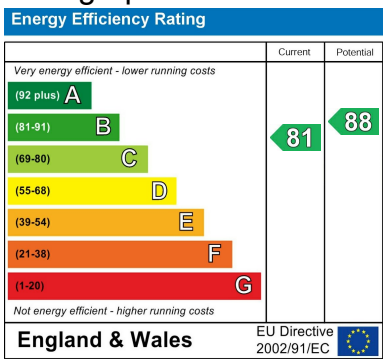
AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



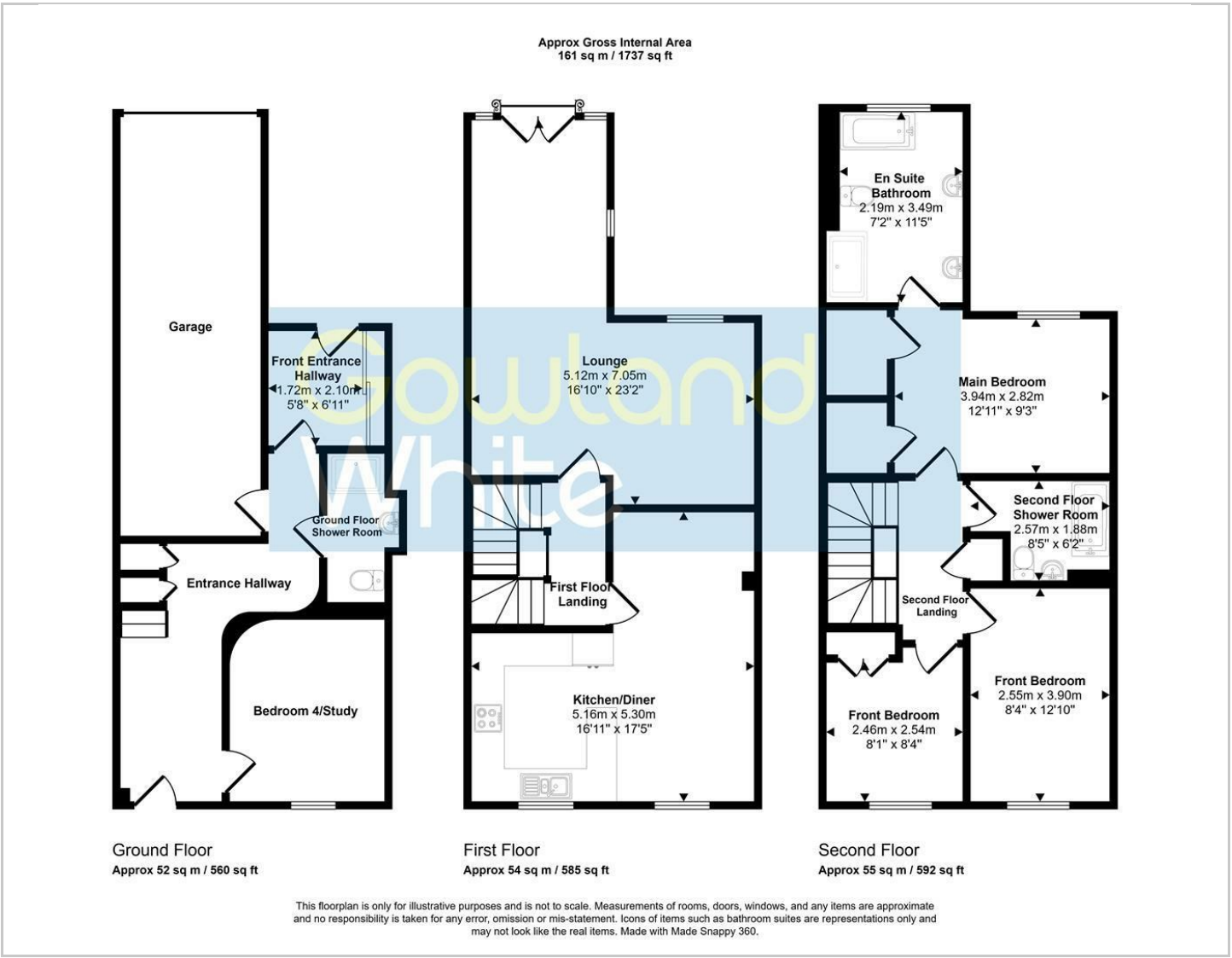
Map



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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