

DINSDALE DRIVE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 9HQ



- ▲ Extended Detached House with Four Bedrooms/Two Bathrooms
- ▲ Plots Such as this are Rarely Available
- ▲ Stunning Open Views to the Rear of the Property
- ▲ Popular Sunningdale Estate
- ▲ Lounge/Diner, Sitting Room & Kitchen/Breakfast Room with Modern Range of Units
- ▲ Solar Panels, Gas Central Heating with Combi Boiler & UPVC Double Glazing
- ▲ Large Block Paved Driveway for a Number of Cars Leading to a 19ft Detached Garage
- ▲ Beautifully Presented Gardens to the Front & Rear
- ▲ Close to Local Amenities & Access to the Teesside Way

£440,000

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Location, Location, Location! Set in the popular Sunningdale estate on a prime plot with uninterrupted views to the rear across open farmers' fields and views of the Cleveland hills.

The extended four bedroom detached house offers great family living space with two reception rooms, two bathrooms, 19ft detached garage and plenty of parking space on the driveway.

The stylishly presented home comprises spacious entrance hall, sitting room, 25ft lounge/diner, breakfast kitchen with a range of modern units, lobby and downstairs WC. The first floor has landing, three generous double bedrooms (bedroom two with en-suite), roomy single and bathroom with modern white suite. Outside there is a lawned garden to the front, block paved driveway and access leading to the beautifully presented rear garden with flagstone patio area, lawn, flower borders, vegetable patch and access to Teesdale Way.

Other features include gas central heating with combi boiler, UPVC double glazing and solar panels that are owned.

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM - 5.26m x 2.57m (17'3" x 8'5")

LOUNGE/DINER - 7.7m x 3.6m (max) (25'3" x 11'10" (max))

BREAKFAST KITCHEN - 5.08m x 2.74m (16'8" x 9')

LOBBY

GROUND FLOOR WC

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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FIRST FLOOR

LANDING

BEDROOM ONE - 4.11m (13'6") x 3.6m (11'10") into recess

BEDROOM TWO - 3.96m x 2.57m (13' x 8'5")

EN-SUITE

BEDROOM THREE - 3.6m (11'10") into recess x 3.43m (11'3")

BEDROOM FOUR - 3.18m x 2.36m (10'5" x 7'9")

BATHROOM

EXTERNALLY

GARDENS & PARKING

Externally there are gardens to the front and rear and there is a block paved driveway leading to a detached garage.

GARAGE - 6.02m x 2.87m (19'9" x 9'5")

AGENTS REF: - MH/LS/YAR260169/19052026

Council Tax Band: D **Tenure:** Freehold

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GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.

1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 1600 sq.ft. (148.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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