



Highfield Drive, Eaglescliffe, TS16 0DL

****SALE AGREED WITHIN 2 DAYS****

Occupying a generous plot of approximately 0.22 acres, this significantly extended four bedroom semi-detached family home offers an impressive level of internal space extending to approximately 1,980 sq ft, combined with modern interiors and exceptional outdoor space. Rarely do properties of this type offer such a substantial garden, providing an outstanding outdoor setting ideal for families.

Well presented throughout, the property benefits from gas central heating and double glazing and has been thoughtfully enhanced to create superb family accommodation ideally suited to modern living. The welcoming entrance hall features attractive Karndean flooring and leads through to a spacious and versatile ground floor layout. At the heart of the home is the stunning open plan shaker-style kitchen, fitted with a range of modern units and integrated appliances including a double oven, induction hob and dishwasher, creating a perfect space for both everyday family life and entertaining. The ground floor further benefits from a spacious lounge, separate family room, utility room, downstairs WC and a useful store room (previous garage).

To the first floor are four bedrooms, including an impressive principal bedroom complete with fitted wardrobes and a fully tiled en suite shower room with walk in shower. The contemporary family bathroom is equally well presented and features a modern suite with shower over bath.

Externally, the property enjoys a very generous rear garden offering a good degree of privacy, ideal for outdoor entertaining and family enjoyment. Two garden sheds are included within the sale, one with power. To the front, a block paved driveway provides off-road parking for up to four vehicles.

Set within this highly desirable Eaglescliffe location, close to Tesco, Eaglescliffe Golf Course, well regarded schools, Eaglescliffe Train Station, the A66, and within easy reach of Yarm High Street. Early viewing is highly recommended.

£369,000

4 Bed 2 Bath 2

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HALLWAY

LOUNGE

15'11" x 12'5" (4.85m x 3.78m)

KITCHEN/DINING ROOM

29'7" x 18'6" (9.02m x 5.64m)

DINING ROOM

15'6" x 12'5" (4.72m x 3.78m)

UTILITY ROOM

6'5" x 5' (1.96m x 1.52m)

DOWNSTAIRS WC

4'10" x 4'8" (1.47m x 1.42m)

LANDING

BEDROOM ONE

17' x 9'10" (5.18m x 3.00m)

ENSUITE

9'10" x 5'6" (3.00m x 1.68m)

BEDROOM TWO

12'11" x 10'10" (3.94m x 3.30m)

BEDROOM THREE

12'9" x 10'10" (3.89m x 3.30m)

BEDROOM FOUR

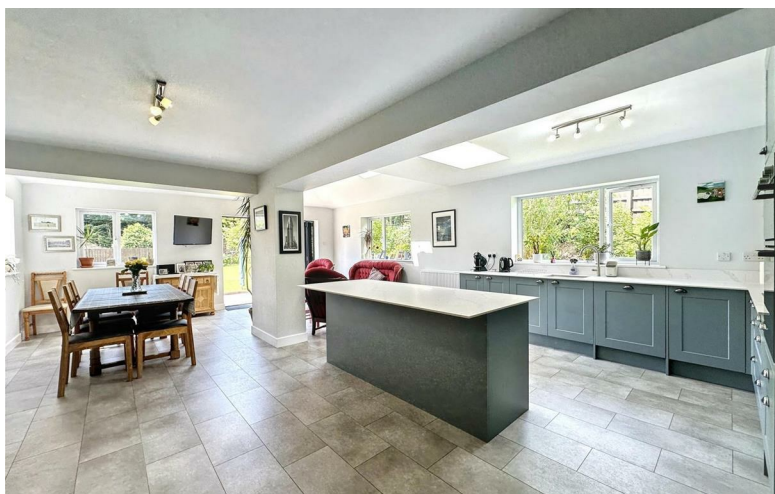
8'11" x 7'6" (2.72m x 2.29m)

BATHROOM

9'1" x 5'6" (2.77m x 1.68m)

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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Approx Gross Internal Area
184 sq m / 1980 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	78
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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