



## Aislaby Road, Eaglescliffe, TS16 0JJ

An individual detached family home set on a generous plot of around a quarter of an acre, in a highly sought after area, just a short stroll from Yarm High Street. The large, south facing rear garden has been beautifully landscaped by Wilkinsons, offering the perfect space for outdoor living. The real highlight is the outlook over mature trees and countryside. A large paved terrace, with chrome/glass balustrade, is the perfect entertaining area, with steps leading to a formal lawn area. Beyond this are many smaller areas and changes of level. The leafy surroundings add a great level of privacy, not being directly overlooked to the front and with complete privacy and a tranquility to the rear.

This home is and full of character and charm, with a frontage that features a welcoming wraparound porch with decorative white woodwork/glazed roof and with dormer windows that enhance its kerb appeal.

The ground floor is well laid out, beginning with a porch and hall which lead to a spacious lounge with a multi-fuel log burner, then flowing through to a bright conservatory overlooking the garden and with views to convince you of being in the countryside. A versatile study offers flexibility for playroom or home office use, while the kitchen is fitted with integrated appliances, a breakfast bar and accompanied by a deep utility cupboard to keep washing and drying out of sight. A recently refitted WC completes the ground floor.

On the first floor, the landing leads to a master bedroom with built in wardrobes and dual aspect windows, as well as its own en suite. There are three further bedrooms and a beautifully refitted family bathroom. Stairs take you up to the top floor where there are two additional bedrooms, each with two Velux windows.

The property benefits further from both a double and single garage to the front, triple glazing and gas central heating, ensuring comfort and efficiency throughout the year.

Viewing of this special home is thoroughly recommended.

£800,000

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PORCH

HALL

LOUNGE

23' x 14' (7.01m x 4.27m)

CONSERVATORY

12'9" x 11'8" (3.89m x 3.56m)

STUDY

8'3" x 6'9" (2.51m x 2.06m)

DINING ROOM

12' x 11'8" (3.66m x 3.56m)

KITCHEN

15'4" x 9'10" (4.67m x 3.00m)

DOWNSTAIRS WC

3'10" x 3'3" (1.17m x 0.99m)

LANDING

BEDROOM ONE

23'3" x 14' (7.09m x 4.27m)

ENSUITE

4'9" x 3'7" (1.45m x 1.09m)

BEDROOM TWO

11'3" x 10'1" (3.43m x 3.07m)

BEDROOM THREE

12'4" x 8'8" (3.76m x 2.64m)

BEDROOM FOUR

11'8" x 10'1" (3.56m x 3.07m)

BATHROOM

8'1" x 6'10" (2.46m x 2.08m)

LANDING

BEDROOM FIVE

14'11" x 8' (4.55m x 2.44m)

BEDROOM SIX

13'1" x 7'11" (3.99m x 2.41m)

AML PROCEDURE

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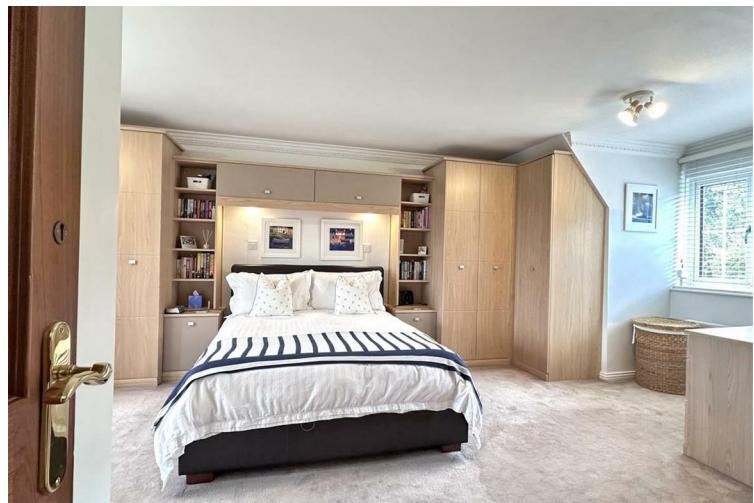
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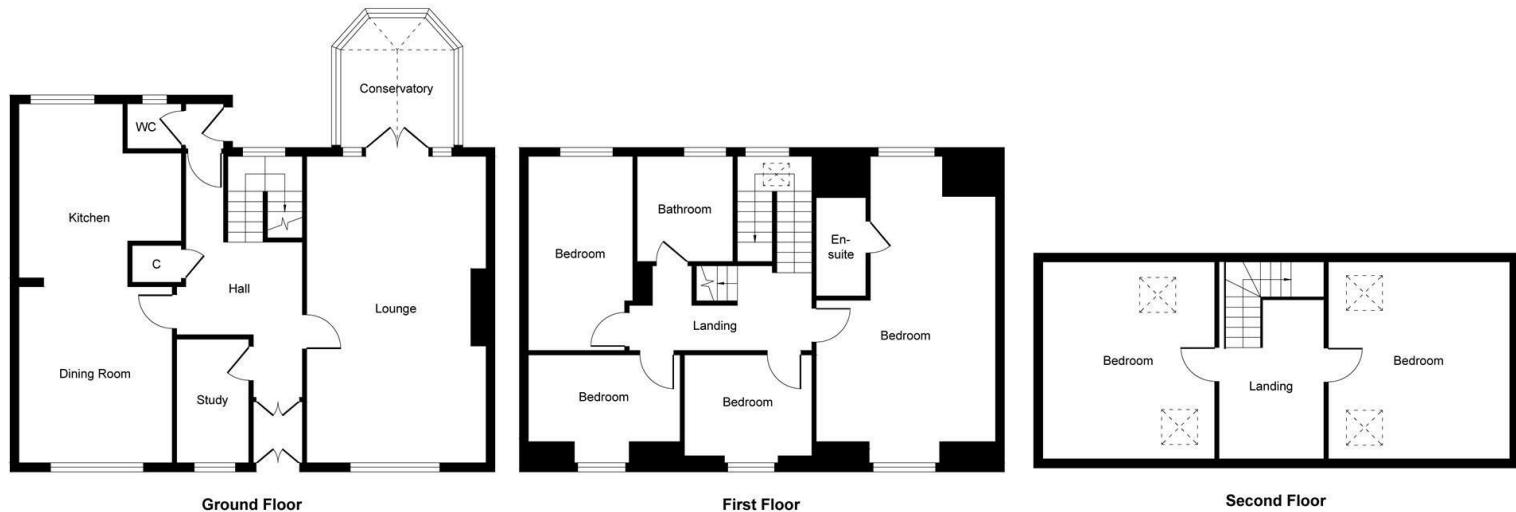


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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
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		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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