

43 Horsely Way, Eaglescliffe

£375,000

Michael Poole
SALES · LETTINGS · AUCTIONS



43 Horsely Way

Eaglescliffe, Stockton-On-Tees

- Available with NO ONWARD CHAIN, a stylish four bedroom detached family home located within the Hunters Edge development in Eaglescliffe
- Constructed by Charles Church to 'Cullen' design in 2024 and located on this prestigious residential development
- Occupying a delightful plot with a South Westerly facing rear garden, which is not directly overlooked
- A block paved double width driveway leads to the single garage with electric roller door
- Bright and airy lounge and kitchen/dining area with bi-folding doors opening directly to the rear garden
- Upgraded kitchen with quality worktops, built in double oven, induction hob, integrated fridge/freezer & dishwasher
- Utility room with further fitted units and ground floor cloakroom/WC
- Four delightful bedrooms together with a versatile study
- En-suite shower room to the master bedroom and family bathroom with white three piece suite
- Gas central heating system via a combination boiler and double glazing

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Eaglescliffe, Stockton-On-Tees

Available for sale with **NO ONWARD CHAIN**, this beautifully appointed four bedroom detached family home occupies a delightful position within the prestigious Hunters Edge development in Eaglescliffe.

Constructed by the renowned Charles Church in 2024 to their popular 'Cullen' design, the property offers an appealing combination of contemporary styling, quality fittings and thoughtfully designed accommodation, ideally suited to the demands of modern family living.

Occupying an attractive plot, the property enjoys a particularly appealing South Westerly facing rear garden, providing an ideal setting for outdoor relaxation and entertaining, with the added advantage of not being directly overlooked. To the front, a block paved double width driveway provides ample off-street parking and leads to the single garage, complete with electric roller door.

Internally, the property is characterised by its bright, airy atmosphere and contemporary presentation. The welcoming hallway leads through to a spacious Lounge, whilst the impressive Kitchen/Dining Area forms a natural focal point of the home. Enhanced by an upgraded range of fitted units, quality worktops and a comprehensive selection of integrated appliances, including a built-in double oven, induction hob, fridge/freezer and dishwasher, this is a superb space for both everyday family life and entertaining. Bi-folding doors create a wonderful connection between the interior and the South Westerly facing garden, allowing natural light to flood into the room.

Further practical accommodation includes a separate Utility Room with additional fitted units and a ground floor Cloakroom/WC, together with a versatile first floor Study which offers excellent flexibility for home working or could equally serve as a playroom or Snug.

There are four delightful bedrooms, with the Master Bedroom enjoying the benefit of its own En-suite Shower Room. The remaining bedrooms are served by a contemporary family Bathroom fitted with a white three piece suite.



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Externally and internally, this is a superb opportunity to acquire a relatively newly constructed family home within one of Eaglescliffe's prestigious residential developments. The property is close to highly regarded junior and secondary schooling, together with a good range of shopping facilities. Further benefits include a gas central heating system via a combination boiler and double glazing.

Council Tax band: E

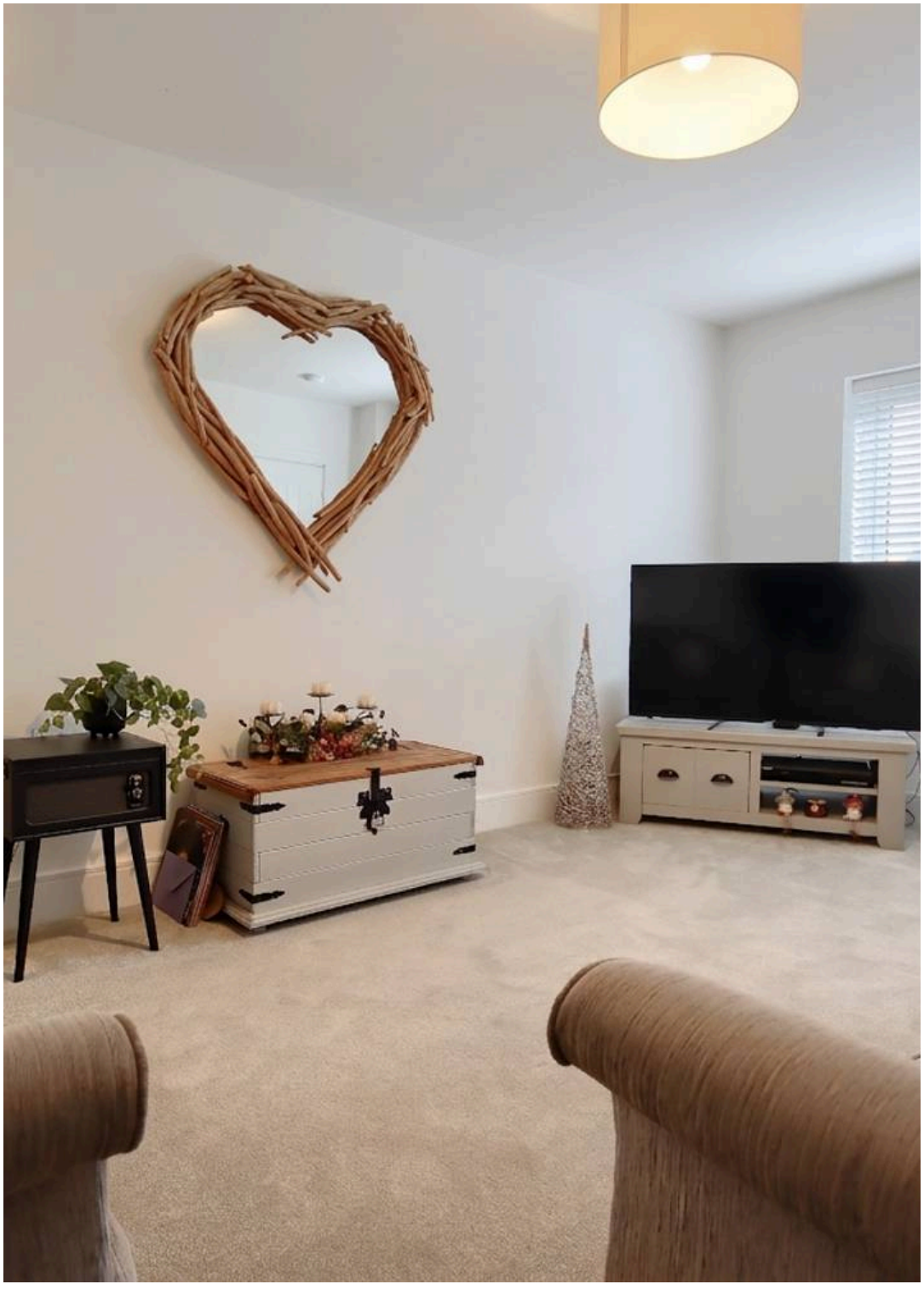
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

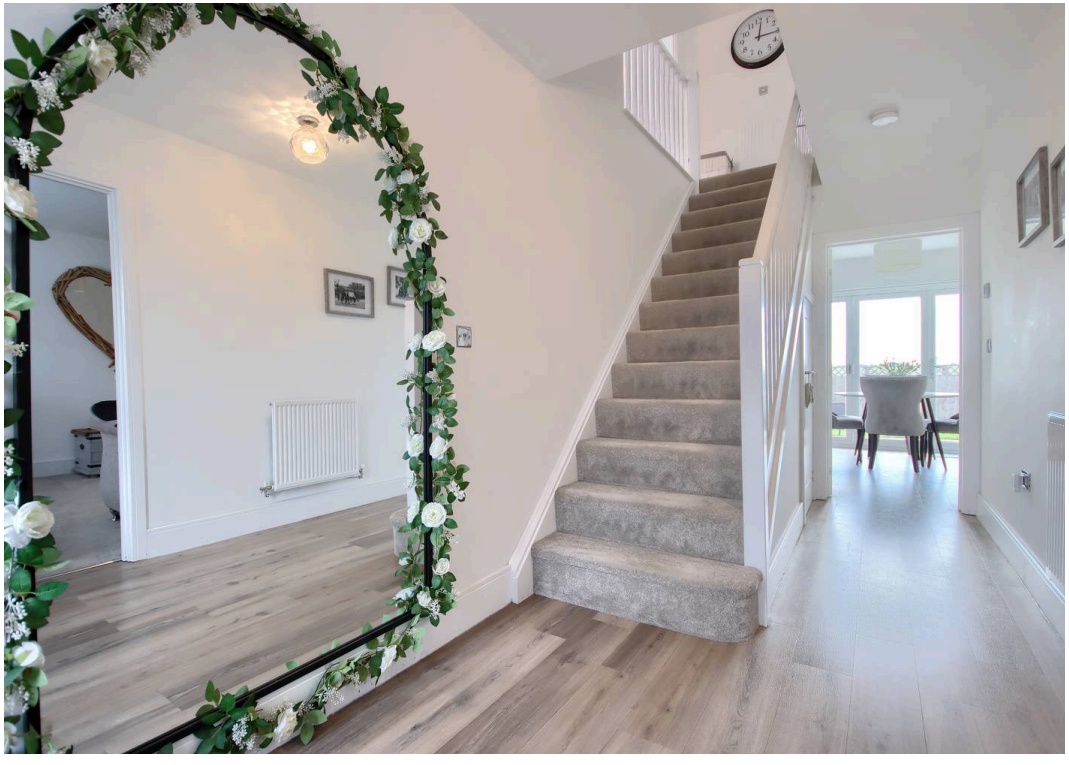
Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:
DC/LS/17112026























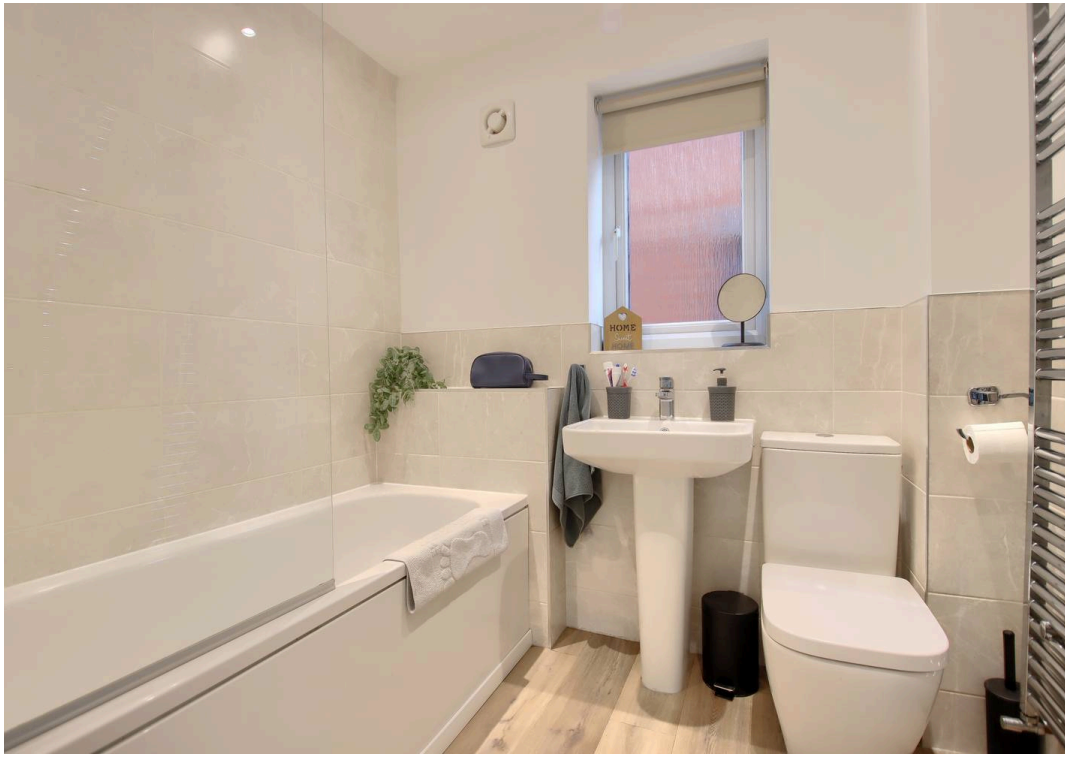





Love



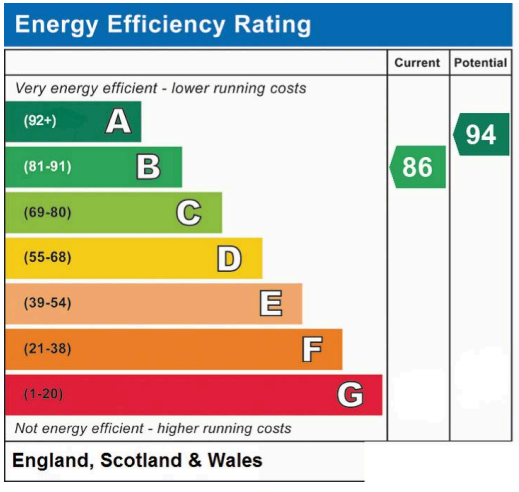

Home

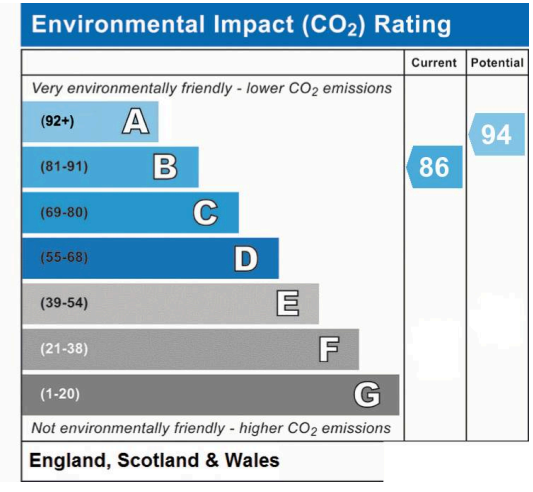






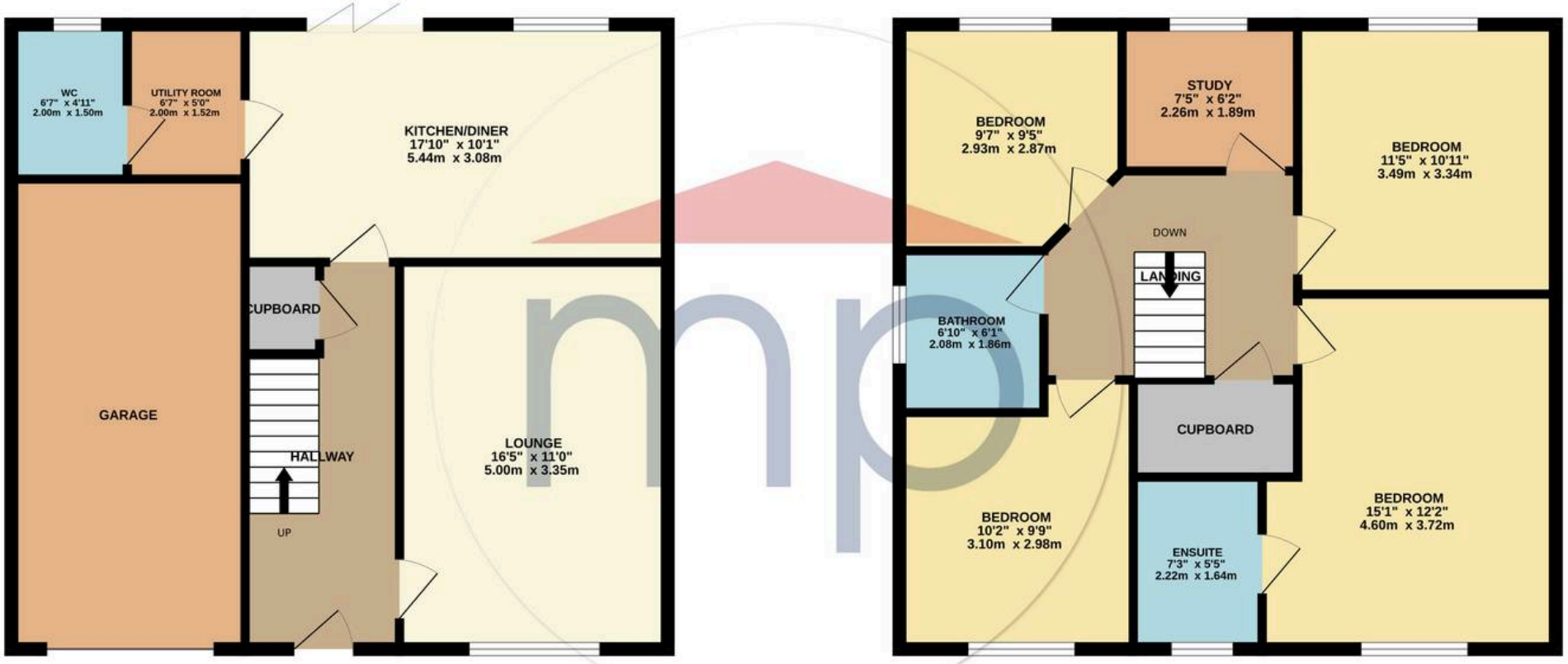



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
86
94
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) 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
86
94
England, Scotland & Wales

GROUND FLOOR

1ST FLOOR



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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