GowlandWhite



Kirkwall Walk, Eaglescliffe, TS16 0GS

Built by Taylor Wimpey to their popular ‘Shelford’ design, this impressive four bedroom detached home occupies one of the largest plots on the edge of the sought after Sadlers View development. The property offers spacious and well planned accommodation ideally suited to modern family living.

The home benefits from underfloor heating to the hallway, kitchen and bathroom, adding both comfort and practicality. The accommodation begins with a welcoming entrance hallway with access to a ground floor WC and a useful study, ideal for home working. The lounge is a well proportioned and comfortable living space.

To the rear of the property is a spacious kitchen and dining room fitted with a range of modern units and integrated appliances including a double oven, five burner gas hob, fridge/freezer and dishwasher. The layout provides ample space for dining and creates an excellent social hub for everyday family life.

To the first floor there are four good-sized bedrooms. The main bedroom benefits from an en suite shower room with a large shower enclosure, while the remaining bedrooms are served by the family bathroom which is fitted with a bath with shower over.

Externally the property has gardens to the front and rear, with the rear garden being southerly facing and of a generous size. Two paved patio areas provide ideal spaces for outdoor seating and entertaining.

Further benefits include a double garage and a driveway providing off street parking for two vehicles. Overall this is a fantastic opportunity to acquire a spacious modern family home positioned on an excellent plot within a popular development.

Sadlers View is within walking distance of Yarm High Street and Allens West Railway Station and is a short drive to Teesside International Airport. Egglescliffe Secondary School and Sixth Form College are nearby as are Durham Lane and Junction Farm Primary Schools.

Asking Price £365,000

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HALLWAY

LOUNGE
15'5" x 12'7" (4.70m x 3.84m)

STUDY
8'5" x 6'9" (2.59m x 2.08m)

KITCHEN/DINING ROOM
27'3" x 10'7" (8.33m x 3.23m)

DOWNSTAIRS WC
6'9" x 5'4" (2.08m x 1.63m)

LANDING

BEDROOM ONE
12'9" x 12'4" (3.91m x 3.76m)

ENSUITE
6'6" x 5'3" (1.98m x 1.60m)

BEDROOM TWO
13'10" x 10'0" (4.22m x 3.07m)

BEDROOM THREE
12'9" x 8'11" (3.89m x 2.74m)

BEDROOM FOUR
11'3" x 10'2" (3.45m x 3.10m)

BATHROOM/WC
6'9" x 6'2" (2.08m x 1.88m)

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.

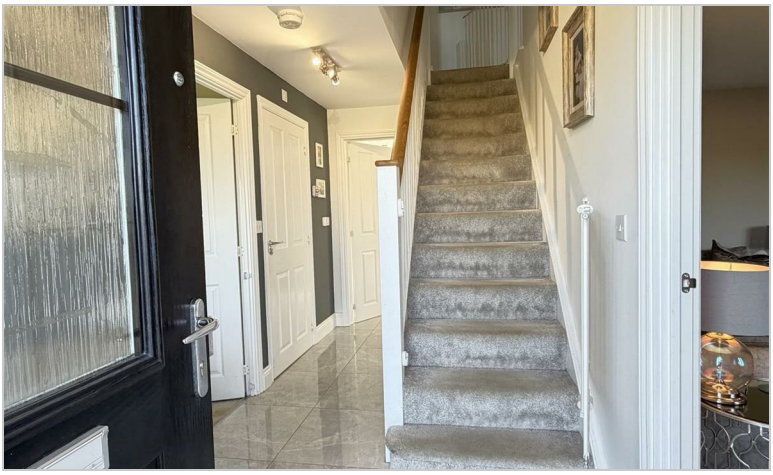
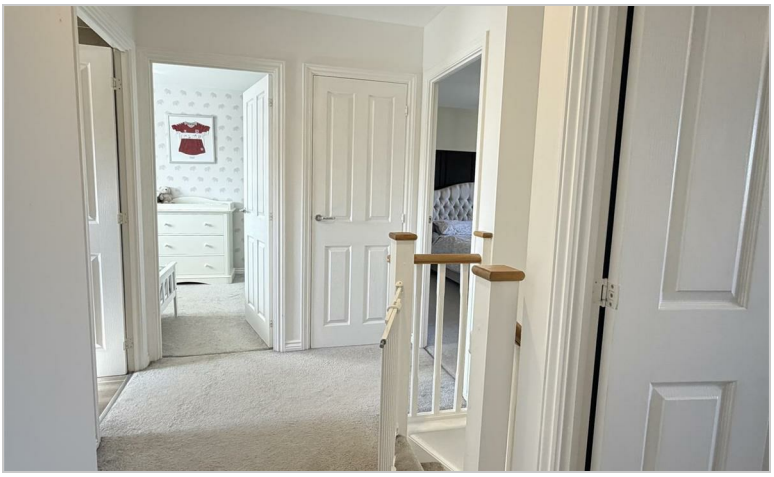










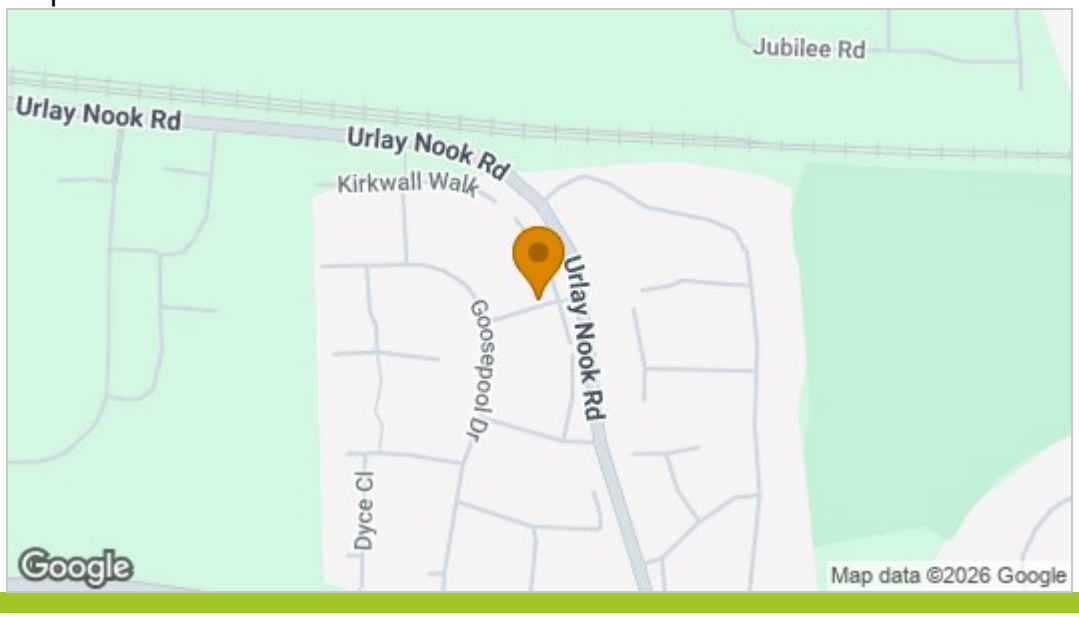




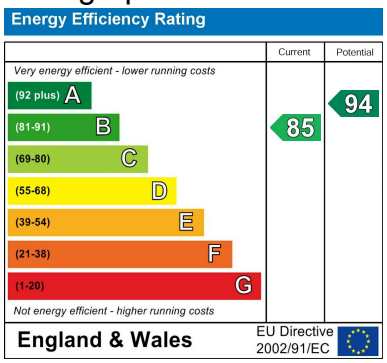




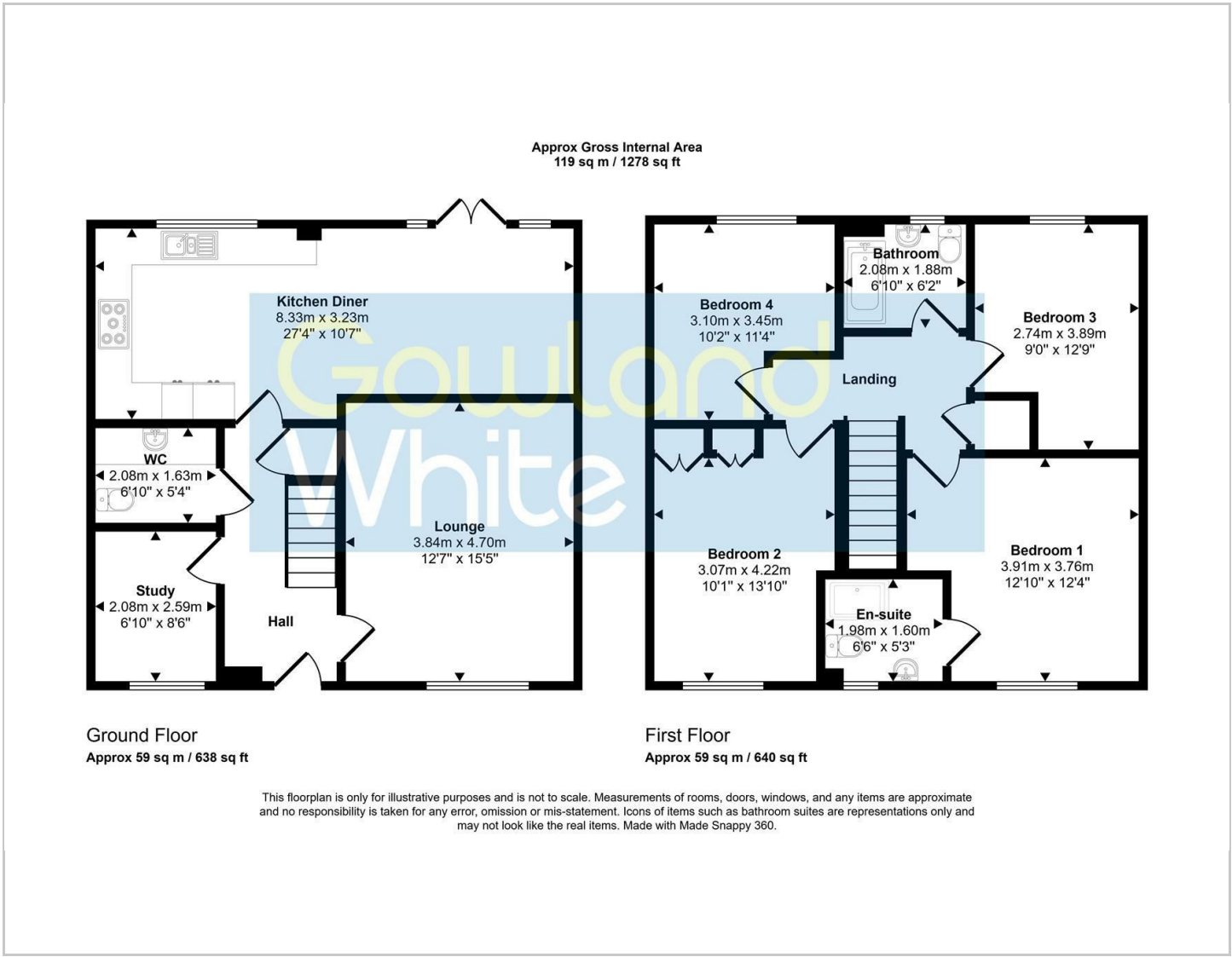
Map



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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