



Yarm Road, Eaglescliffe, TS16 0BH

Occupying a generous plot of approximately a quarter of an acre and enjoying a prime position on Yarm Road, this detached four bedroom dormer bungalow offers space, character and a wonderfully mature west facing garden. Rich in period features, it presents a distinctive home with excellent access to local schooling just close by, Preston Park's riverside walks and convenient transport links via the A66 and a nearby mainline railway station, just a 10 minute walk away.

The property provides gas central heating, part double glazing and part secondary glazing to the front, alongside solar panels and many attractive period touches, including feature fireplaces.

A welcoming hallway with its original door leads into a choice of reception spaces, including a front bedroom or sitting room with a bay window and fireplace and a comfortable lounge featuring a further bay window and a multi-fuel burning stove. The dining room flows naturally into a good sized conservatory, creating an inviting space for everyday living and entertaining. The kitchen/breakfast room is traditionally styled, fitted with a Belfast sink, double oven and hob and offers room for informal dining. A ground floor bathroom completes this level.

Upstairs, the dormer extension provides three further bedrooms. The master bedroom enjoys its own en-suite shower room, while the additional double bedroom and fourth single bedroom, currently used as a study, offer excellent flexibility for family life.

Externally, the home is surrounded by generous, established gardens that feel wonderfully private and mature. The west facing rear garden enjoys the afternoon and evening sun. To the front and side, a block paved driveway provides ample parking and leads to a larger-than-average double length tandem garage with utility space, complemented by a summerhouse within the garden.

Offers Over £375,000



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HALL

LOUNGE

14'7" x 12'4" (4.45m x 3.76m)

BEDROOM/RECEPTION ROOM

13'6" x 12'4" (4.11m x 3.76m)

KITCHEN

17'5" x 10'11" (5.31m x 3.33m)

DINING ROOM

12'11" x 13' (3.94m x 3.96m)

CONSERVATORY

11'9" x 11'1" (3.58m x 3.38m)

BATHROOM

8'10" x 6'7" (2.69m x 2.01m)

LANDING

BEDROOM ONE

11'9" x 10'2" (3.58m x 3.10m)

ENSUITE

6'8" x 5' (2.03m x 1.52m)

BEDROOM THREE

12'9" x 6'6" (3.89m x 1.98m)

BEDROOM FOUR

7'7" x 11'9" (2.31m x 3.58m)

AML PROCEDURE

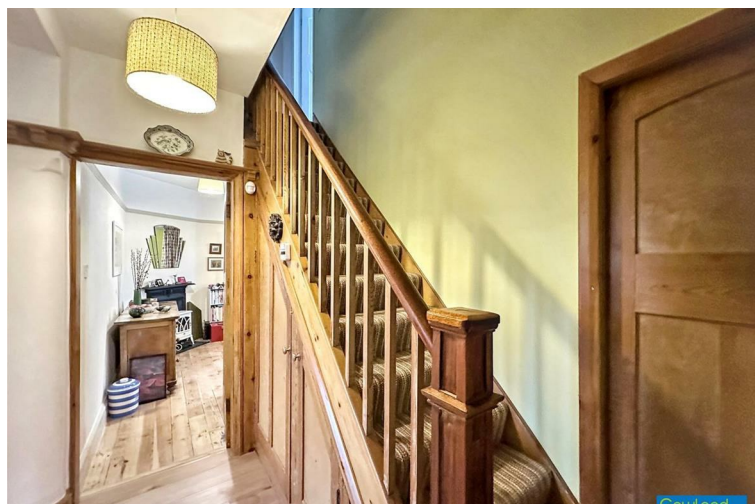
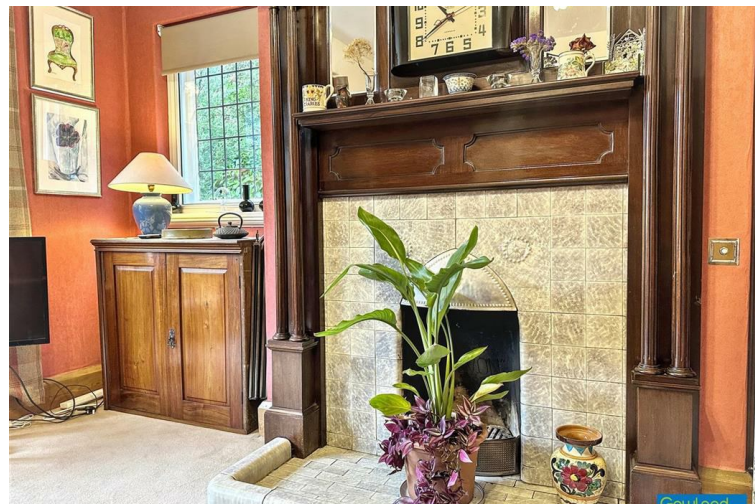
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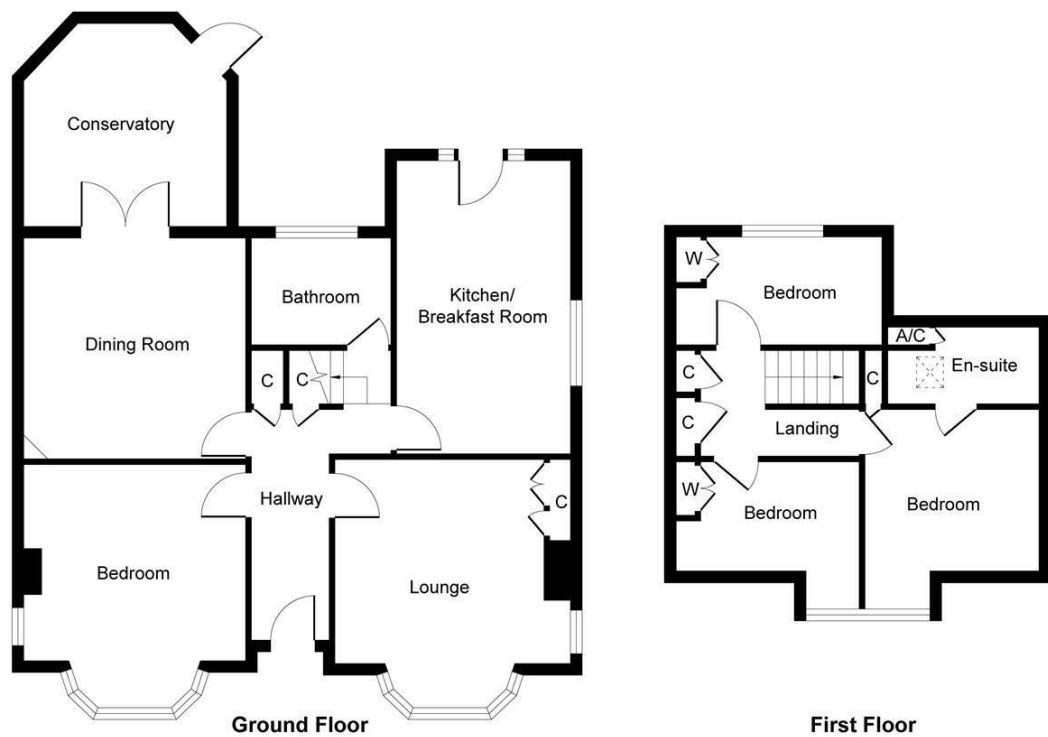


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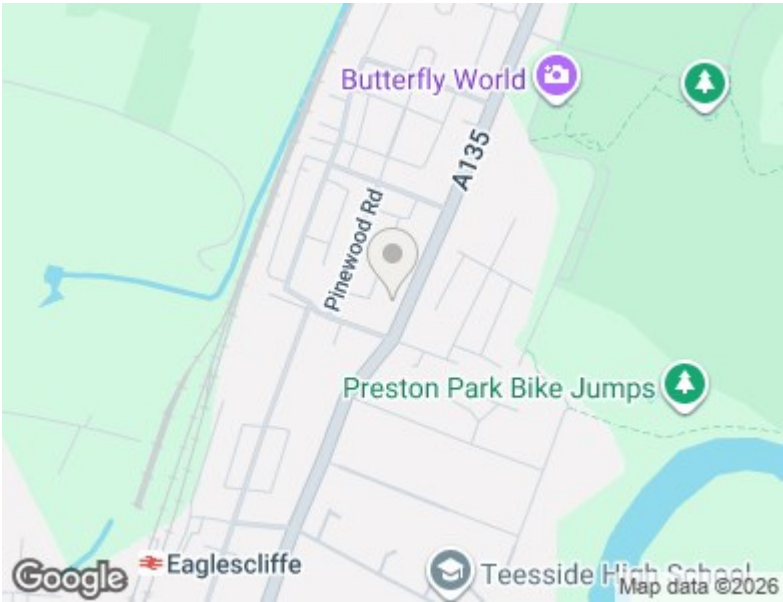




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
61		70
England & Wales		EU 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
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