



## Carr Bridge Close, Eaglescliffe, TS16 0GY

Occupying a pleasant cul-de-sac position within a sought-after Charles Church development just off Aislaby Road, this impressive six bedroom detached family home offers spacious accommodation over three floors. Situated a short distance from Yarm High Street, with its excellent range of independent shops, bars, restaurants and amenities, the property also benefits from picturesque riverside walks close by.

The well presented accommodation briefly comprises entrance hallway, generous lounge featuring a bay window and attractive fireplace, separate dining room with double French doors opening onto the rear garden, study with French doors to the garden, cloakroom/WC, and a spacious kitchen fitted with a five-burner Smeg range cooker, built-in microwave and dishwasher. A separate utility room provides additional practicality.

To the first floor are four double bedrooms, three of which benefit from built-in wardrobes. The main bedroom enjoys an en-suite shower room, whilst the family bathroom is fitted with both a bath and a large separate shower cubicle.

The second floor provides two further double bedrooms together with an additional bathroom incorporating a shower enclosure, making it ideal for larger families, guests or those working from home.

Externally, the property is approached via a tidy tiered front garden and a block paved driveway leading to a double garage measuring approximately 18' x 17'2". The west facing rear garden has been thoughtfully landscaped over two levels, with a patio and decked entertaining area to the upper tier and a lawned garden below, complemented by well stocked borders featuring established wisteria and magnolia trees. A garden shed provides useful storage.

Further benefits include gas central heating via a dual-zone Hive heating system and double glazing throughout.

A superb family home in a highly desirable location.

**£525,000**



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HALLWAY

LOUNGE

19'5" x 11'6" (5.92m x 3.51m)

KITCHEN

11'3" x 10'7" (3.43m x 3.23m)

DINING ROOM

11'7" x 9'7" (3.53m x 2.92m)

UTILITY ROOM

8'1" x 5'5" (2.46m x 1.65m)

GROUND FLOOR WC

5'5" x 2'9" (1.65m x 0.84m)

STUDY

12'1" x 9'3" (3.68m x 2.82m)

LANDING

BEDROOM ONE

12'11" x 9'4" (3.94m x 2.84m)

ENSUITE

8'3" x 4'1" (2.51m x 1.24m)

BEDROOM TWO

11'11" x 8'3" (3.63m x 2.51m)

BATHROOM

9'9" x 6'10" (2.97m x 2.08m)

BEDROOM THREE

10'6" x 8'8" (3.20m x 2.64m)

BEDROOM FOUR

12'6" x 8'8" (3.81m x 2.64m)

LANDING

BEDROOM FIVE

15'10" x 12' (4.83m x 3.66m)

BEDROOM SIX

13'11" x 11'9" (4.24m x 3.58m)

BATHROOM

6'7" x 6'3" (2.01m x 1.91m)

DOUBLE GARAGE

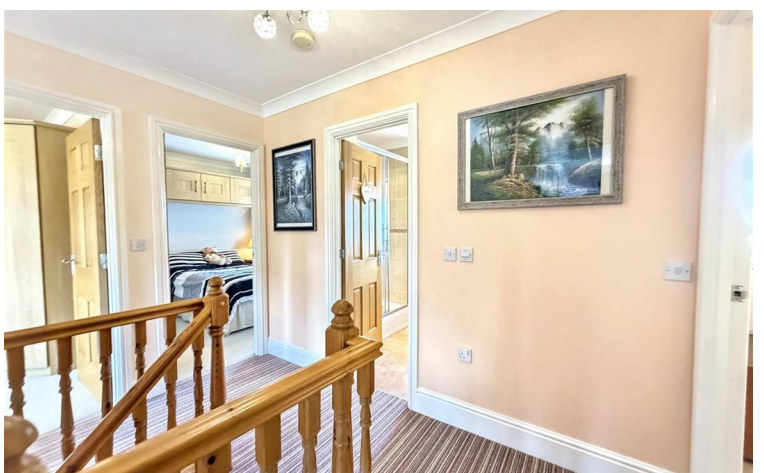
18' x 17'2" (5.49m x 5.23m)

AML PROCEDURE

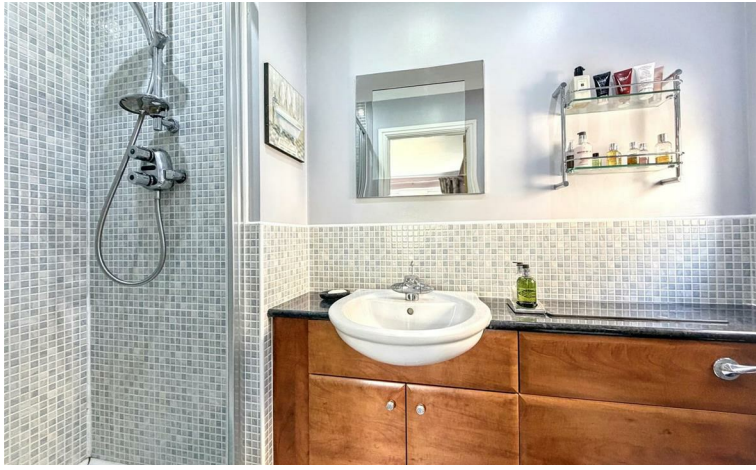
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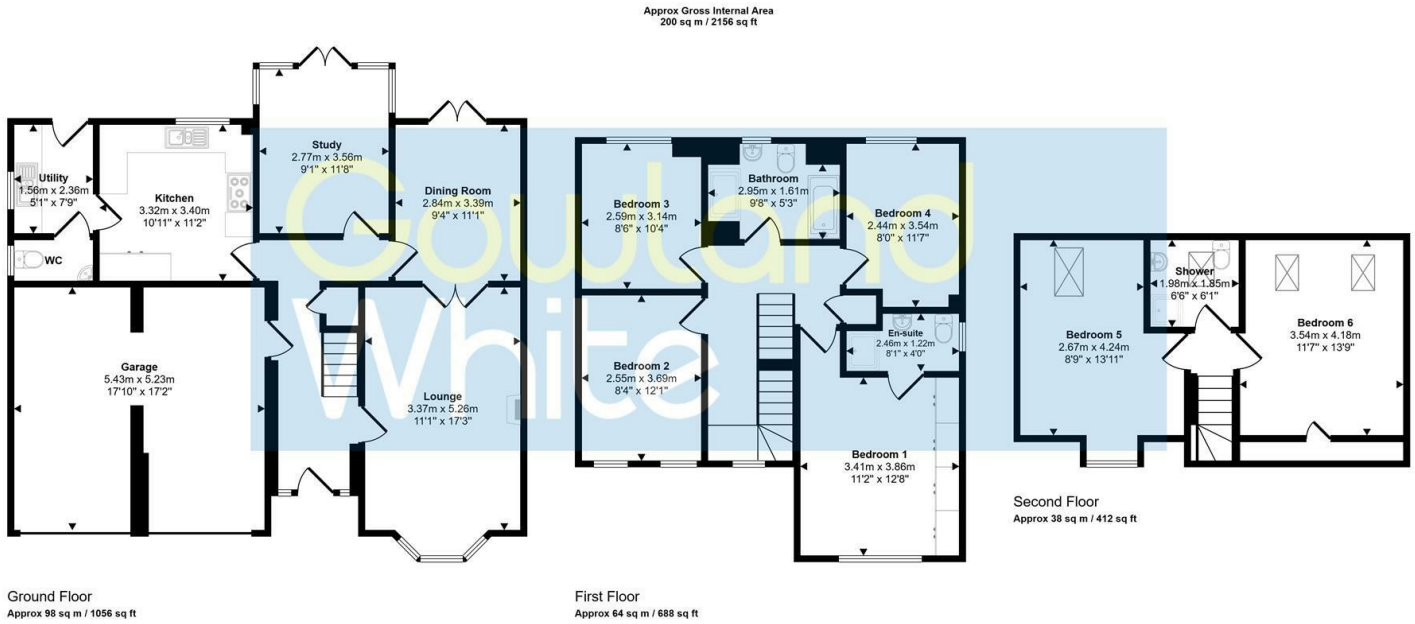


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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