



26 Nuffield Way, Eaglescliffe
£459,950





26 Nuffield Way

Eaglescliffe, Stockton-On-Tees

A 5 bed detached family/executive home, constructed by Redcastle Homes in 2018 & built to the sought-after Malham design offering deceptively spacious, stylish living space arranged across 3 floors.

- A five bedroom detached family/executive home, constructed by Redcastle Homes in 2018 and built to the sought-after Malham design
- Enjoying a pleasant cul-de-sac setting with lawned gardens, a block paved driveway with space for three vehicles and a larger than average garage
- Fitted kitchen, integrated appliances and bi-folding doors opening to the rear
- Five double bedrooms, with three benefiting from dressing rooms and en-suite shower rooms, complemented by a family bathroom
- Sought after location within walking distance of highly regarded junior and secondary schools and local shopping amenities
- Offering deceptively spacious, stylish living space arranged across three floors
- Spacious bright and airy elegant lounge open-plan kitchen/dining/family area with a high quality
- Utility room and ground floor cloakroom/WC
- Impressive specification with numerous upgrades, the property features gas central heating via a combination boiler and double glazing

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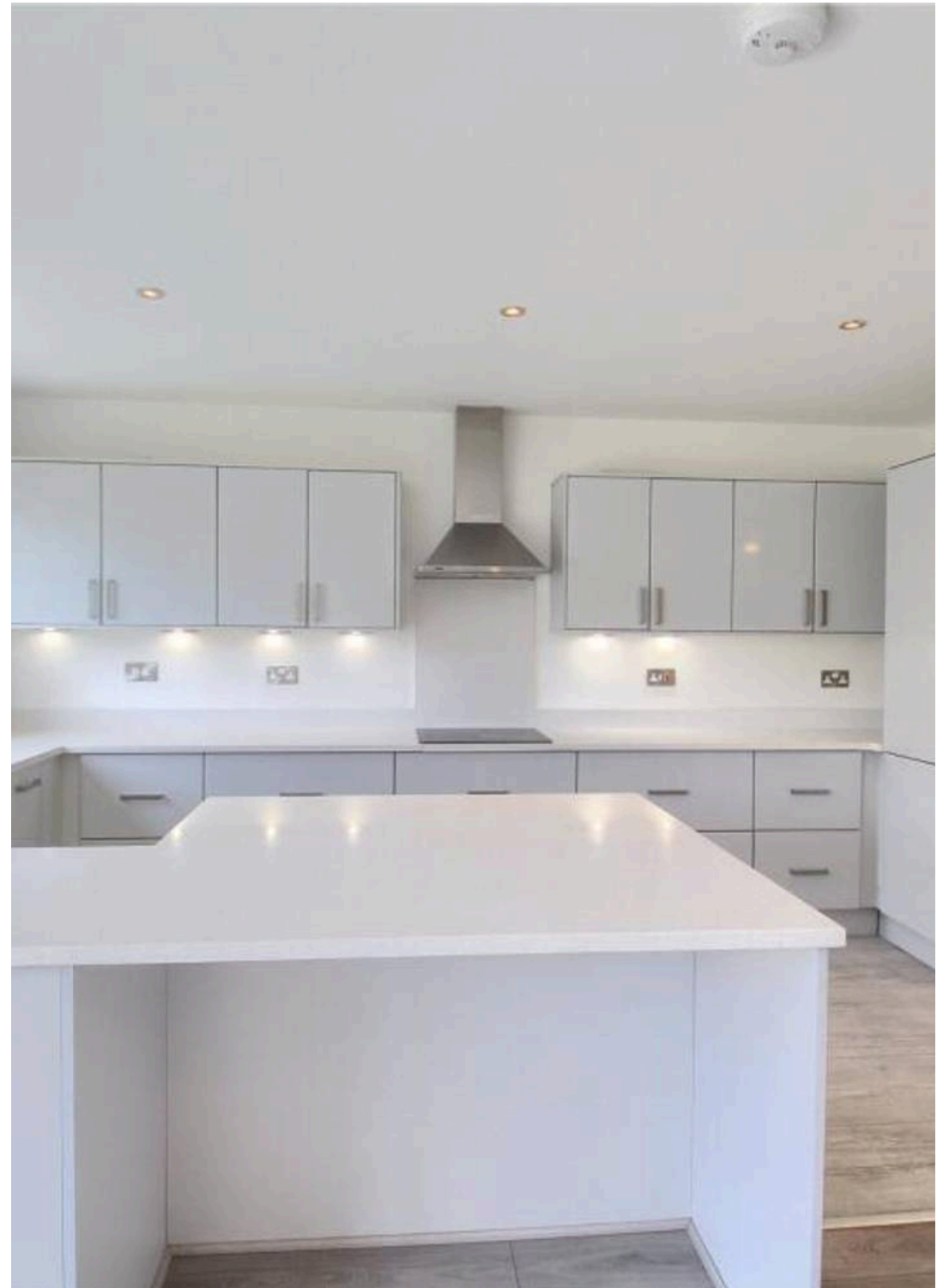
A five bedroom detached family/executive home, constructed by Redcastle Homes in 2018 and built to the sought-after Malham design offering deceptively spacious, stylish living space arranged across three floors and enjoying a pleasant cul-de-sac setting with lawned gardens, a block paved driveway with space for three vehicles and a larger than average garage.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROUND FLOOR

Entrance Hallway

With radiator, coved ceiling, understairs storage cupboard and staircase to the first floor.

Lounge - 16' 0" x 14' 6" (4.87m x 4.41m)

Radiator, double glazed window and coved ceiling.

Kitchen/Diner/Family Area - 21' 3" x 15' 7" (6.48m x 4.74m)

Offering a comprehensive range of high quality fitted wall and floor units with Silestone worktops incorporating an under mounted one and a half bowl stainless steel sink unit with mixer taps. Built-in oven, microwave oven, ceramic hob and extractor fan. Integrated fridge/freezer and dishwasher. Radiator, double glazed window and bi-folding doors to the rear garden.

Utility Room - 7' 10" x 5' 9" (2.40m x 1.75m)

Fitted stainless steel sink unit, radiator and double glazed window. Plumbing for automatic washing machine, rear access door and internal door to garage.

Cloakroom/WC

With low level WC, wash hand basin, radiator and double glazed window.

FIRST FLOOR

Landing

With radiator, double glazed window, coved ceiling and built-in airing cupboard.

Master Bedroom - 17' 2" x 11' 5" (5.23m x 3.47m)

Spacious master bedroom with a radiator and two double glazed windows. Opening to ...

Dressing Room One - 9' 6" x 9' 5" (2.90m x 2.87m)

Double glazed window and door to ...



En Suite Shower Room One – 8' 2" x 5' 3" (2.50m x 1.61m)
Double shower enclosure, wash hand basin and semi-recessed low level WC. Part tiled walls, tiled floor, two double glazed windows and chrome effect heated towel rail.

Bedroom Two – 17' 2" x 9' 5" (5.22m x 2.87m)
Radiator and three double glazed windows.

Bedroom Three – 14' 6" x 9' 7" (4.43m x 2.91m)
Radiator and two double glazed window.

Bathroom – 8' 10" x 5' 11" (2.70m x 1.81m)
White three piece suite comprising; enclosed bath with shower above, wash hand basin and semi-recessed low level WC. Part tiled walls, tiled floor, double glazed window, chrome effect heated towel rail and downlighting.

SECOND FLOOR

Landing Area

With loft hatch and walk-in storage cupboard/small study area having a roof window.

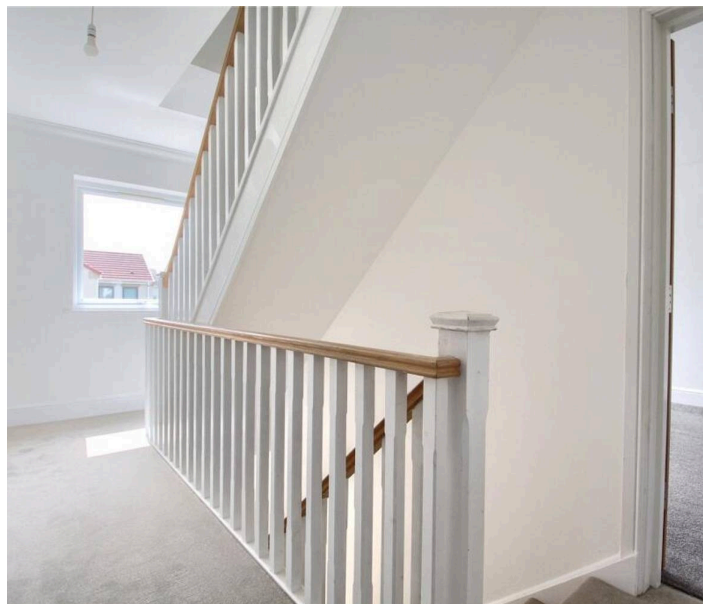
Bedroom Four – 15' 11" x 14' 7" (4.84m x 4.45m)
Spacious bedroom with radiator and double glazed window.

Dressing Room/Study – 8' 2" x 7' 7" (2.48m x 2.31m)
Radiator and roof window.

En Suite Shower Room – 8' 2" x 7' 7" (2.48m x 2.31m)
Double shower enclosure, wash hand basin and semi-recessed low level WC. Part tiled walls, chrome effect heated towel rail, downlighting and roof window.

Bedroom Five – 16' 9" x 11' 3" (5.10m x 3.43m)
Radiator and double glazed window.

Dressing Room – 8' 4" x 7' 7" (2.54m x 2.30m)
With radiator and roof window.



En Suite – 6' 10" x 6' 6" (2.08m x 1.98m)

Double shower enclosure, wash hand basin and semi-recessed low level WC. Part tiled walls, chrome effect heated towel rail, downlighting and roof window.

EXTERNALLY**Gardens & Parking**

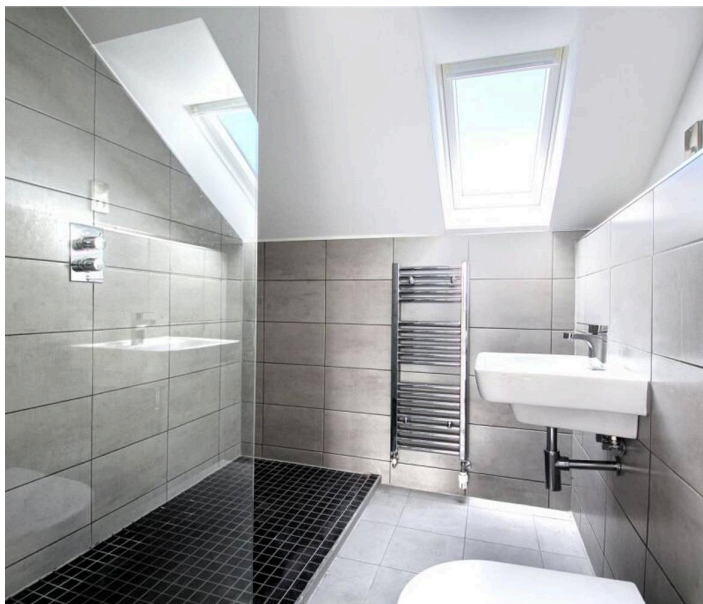
Lawned front garden with shrubs and a block paved driveway which provides off street parking for three vehicles. A side access leads to the enclosed, rear garden which is mainly laid to lawn with a paved patio area.

Garage – 19' 7" x 10' 10" (5.98m x 3.30m)

The larger than average garage has an electric up and over door, wall mounted Potterton boiler, power points and lighting.

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.





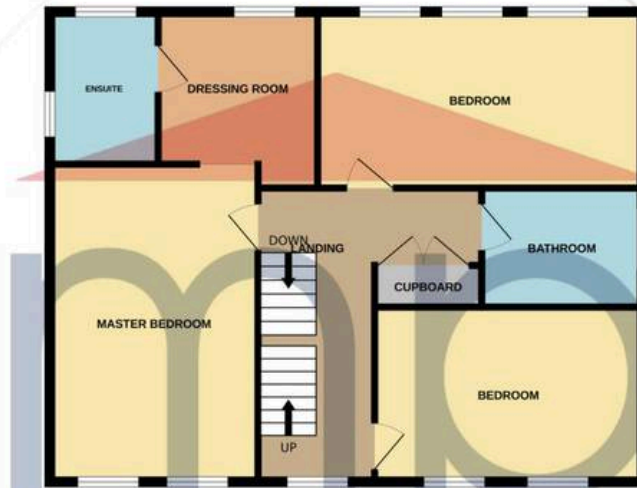
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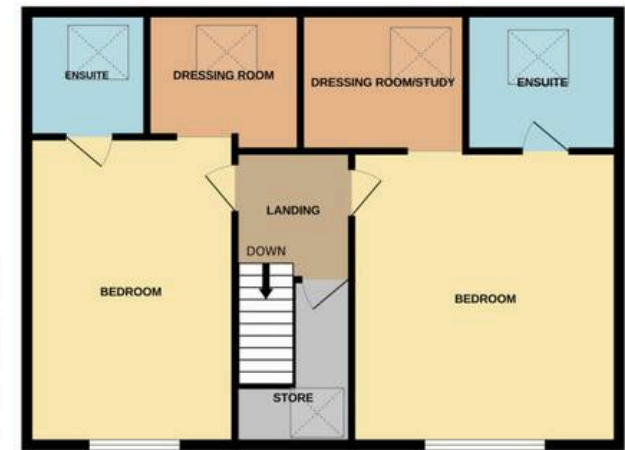
GROUND FLOOR



1ST FLOOR



2ND 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	86	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales

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