

PENNYPOT LANE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0BN



- ▲ An impressive four-bedroom detached family home, nestled within a quiet and pleasant cul-de-sac
- ▲ Ideally situated on a highly sought-after development, enjoying an enviable position opposite Preston Park in Eaglescliffe
- ▲ Spacious lounge featuring an electric fire with feature surround front-facing bay window and separate dining room with rear bi-folding doors
- ▲ Well-appointed breakfast kitchen offering a comprehensive range of fitted units
- ▲ Convenient separate utility room and ground floor cloakroom/WC

- ▲ Four generously sized bedrooms, with the principal bedroom benefiting from a modern en-suite shower room
- ▲ Contemporary family bathroom fitted with a white three-piece suite
- ▲ Attractive, well-maintained gardens to both front and rear aspects, along with a double-width driveway and double garage
- ▲ Equipped with gas central heating via a Worcester boiler and full double glazing throughout

£400,000

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GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC - 2.12m x 0.98m (6'11" x 3'3")

LOUNGE - 5.58m (18'4") x 3.61m (11'10") Measured into bay

DINING ROOM - 3.61m x 2.78m (11'10" x 9'1")

BREAKFAST KITCHEN - 5.06m (16'7") x 3.66m (12') reducing to 1.91m (6'3")

UTILITY ROOM - 3.08m x 2.24m (10'1" x 7'4")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.86m x 3.73m (12'8" x 12'3")

EN-SUITE SHOWER ROOM - 2.00m x 1.83m (6'7" x 6')

BEDROOM TWO - 3.85m x 3.08m (12'8" x 10'1")

BEDROOM THREE - 3.80m x 3.15m (12'6" x 10'4")

BEDROOM FOUR - 3.80m x 2.56m (12'6" x 8'5")

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BATHROOM - 2.94m x 2.84m (9'8" x 9'4")

EXTERNALLY

GARDENS, PARKING & DOUBLE GARAGE

Lawned front garden with shrub borders. A double width driveway leads to the double garage with two up and over doors, power points and lighting. The side access path and gate leads to the enclosed rear garden with fenced boundary. Being mainly laid to lawn with a variety of shrubs and a full width paved patio area with sun canopy.

AGENTS REF: - DC/LS/YAR260126/10042026

Council Tax Band: F **Tenure:** Freehold

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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