



## Grassholme Way, Eaglescliffe, Stockton-On-Tees, TS16 0GB

This beautifully extended and much improved four bedroom detached home offers generous living space is ideally located on the sought after Hunters Green development in Eaglescliffe and is perfect for growing families.

The ground floor opens into a hallway leading to a spacious lounge with a gas fireplace. Double doors connect through to a kitchen/dining room that runs almost the full width of the house. The kitchen is fitted with modern units, Silestone worktops and a full range of integrated appliances including a double oven, five-ring gas hob, two fridge/freezers and dishwasher. From the dining area, two sets of French doors open out, one into the rear garden and the other into a conservatory with a solid roof, providing an additional living area overlooking the garden. A practical utility room and downstairs W/C add to the convenience.

The original double garage has been partially converted to create a spacious family room, perfect as a playroom, TV room or workspace, while retaining a separate storage area.

Upstairs, are four well proportioned bedrooms, including a master with fitted wardrobes and an en-suite. One of the bedrooms has been combined to create a fantastic games room or teenage retreat but can easily be reinstated as a fifth bedroom if needed. A family bathroom with separate shower cubicle and an additional shower room provide convenience for busy mornings. Window shutters throughout create a sleek, contemporary finish.

Outside, the property features an enclosed south-east facing rear garden with a lawn and patio area. To the front, there's a lawned garden and a block-paved driveway with parking for 3 to 4 cars, plus access to the storage area.

Located close to well-regarded primary and secondary schools, Tesco's Supermarket, and within easy reach of Yarm's vibrant High Street with its range of shops, restaurants and boutiques, this home is perfectly positioned. Excellent transport links are also nearby via the A66 and Allens West Station.

£395,000



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## HALL

## DOWNSTAIRS WC

4'4" x 3'3" (1.32m x 0.99m)

## LOUNGE

17'6" x 11'1" (5.33m x 3.38m)

## KITCHEN/DINING ROOM

32'5" x 10'6" (9.88m x 3.20m)

## CONSERVATORY

13'11" x 9'4" (4.24m x 2.84m)

## UTILITY ROOM

7'9" x 5'5" (2.36m x 1.65m)

## FAMILY ROOM

17'2" x 15'6" (5.23m x 4.72m)

## LANDING

## BEDROOM ONE

13'2" x 10'6" (4.01m x 3.20m)

## ENSUITE

5'7" x 5'5" (1.70m x 1.65m)

## BEDROOM TWO (part 1)

11'4" x 8'1" (3.45m x 2.46m)

## BEDROOM TWO (part 2)

11'6" x 8'4" (3.51m x 2.54m)

## SHOWER ROOM

8'1" x 7' (2.46m x 2.13m)

## BEDROOM THREE

11'5" x 9'2" (3.48m x 2.79m)

## BEDROOM FOUR

9'9" x 7'9" (2.97m x 2.36m)

## BATHROOM

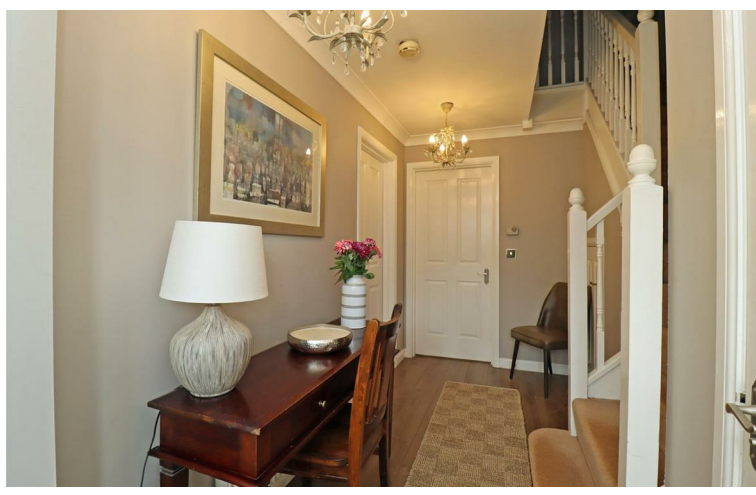
7'9" x 7'3" (2.36m x 2.21m)

## 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.



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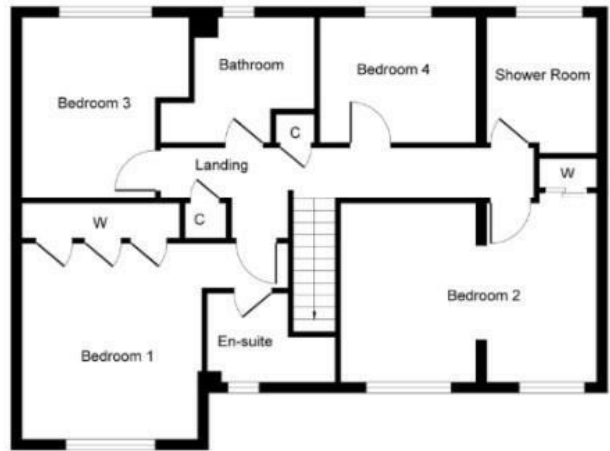


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Ground Floor

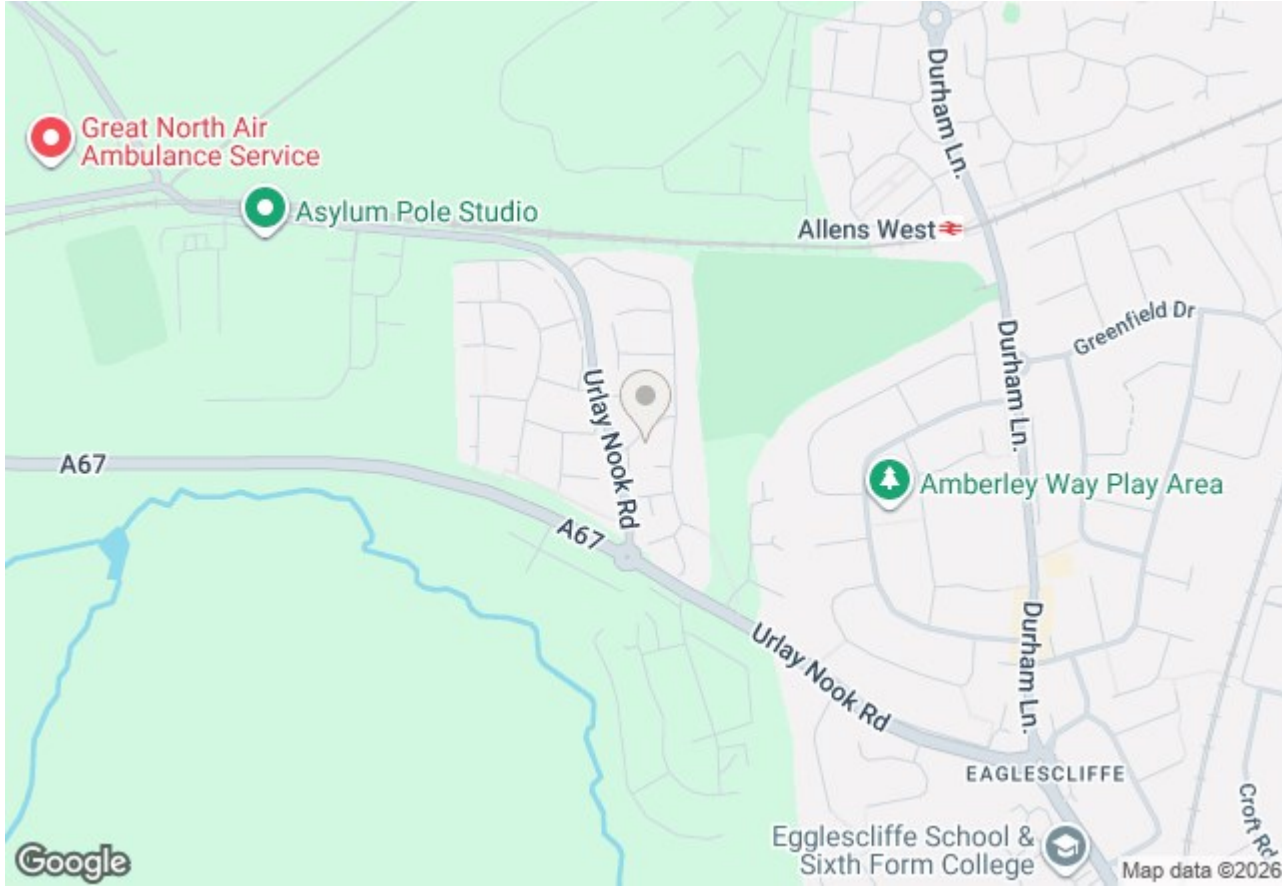


First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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 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>71</b>	<b>77</b>
<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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