



Woodford Green, Eaglescliffe, TS16 9EX

Offers In Region Of £240,000



Woodford Green, Eaglescliffe, TS16 9EX

They say location is everything but here you have it all. A fantastic location AND the most stunning interior and garden imaginable. Standing at the end of a family friendly no through road, and close to a variety of great amenities and green spaces, this home has been transformed and will take your breath away. The interior feels fresh and on-trend with a confident use of colour and design. The gardens have been renovated with smart patio and steel clad garden room added to the rear.

Located on Woodford Green, which is much sought after and rarely available, this home will suit families, professionals and retirees alike who are looking for stylish living. Be aware though, this lovely home is likely to be snapped up quickly and so an early viewing is very much recommended.

This is another well-designed and transformed home available through Kathryn Barr Estate Agents.

Ground Floor

Living Room

The spacious living room is flooded with natural light from a wide window, creating a warm and welcoming atmosphere. There is plenty of space for comfy seating and a large tv. Features include a contemporary electric fire, vinyl flooring that flows seamlessly throughout the ground floor, a useful understairs storage cupboard, and stairs – with the most beautiful, bespoke, banister - leading to the first floor. This lovely room opens naturally into the kitchen and dining area, enhancing the home's open-plan feel.

Open Plan Kitchen / Dining

This area has been carefully designed for both practicality and entertaining. It boasts an extensive range of wall and base units, with cupboards, drawer units and open shelves, complemented by elegant granite worktops providing good working areas together with a breakfast bar. There are ample sockets for cooks' appliances, along with sound speakers in the ceiling,





task and ambient lighting, and integrated appliances including a fridge, freezer and dishwasher, alongside space for a washing machine and range cooker. Two windows overlook the rear garden, while folding doors in the dining area extend the living space outdoors, making it ideal for indoor-outdoor entertaining.

First Floor

The landing, with its window to the side, is a light area and benefits from loft access and oak doors leading to all rooms.

Master Bedroom - Positioned at the front of the property, and with a large window allowing an abundance of natural light. This bright and airy double room has a built-in cupboard that discreetly houses the boiler.

Bedroom Two - Another bright double room, complete with built-in open-fronted wardrobes and a pleasant view over the rear garden.

Bedroom Three - A single room, which is currently used as a home office, and includes a window to the side and additional storage cupboard.



Contemporary Bathroom - Featuring a stylish three-piece white suite with up to the minute black accessories, comprising a panelled bath with rainfall and moveable showers over and a glass screen, plus a sleek vanity unit with wash handbasin, cupboards and close coupled wc. There are also granite surfaces. The space is finished with fully tiled walls and floor, a black ladder-style towel radiator, and a rear window.



Externally - Front Garden - With a good sized driveway leading to a carport with access through to the side and rear. This front garden has recently been levelled and seeded for a new lawn, providing a neat and low-maintenance outdoor space.

Rear Garden - Recently renovated and featuring smart paved areas ideal for relaxing and entertaining, fenced borders and potential lawned area, which has just been levelled and seeded.

Garden Room - This steel clad room follows the inspirational design ideas the current owners have demonstrated inside the main house, and is a standout feature of this impressive rear garden. There are glazed French doors. The interior has been divided into an area for storage plus a space that provides a blank canvas, ready to be adapted to suit a variety of needs, such as a home office, gym, studio or just a delightful garden room to enjoy in all weathers.

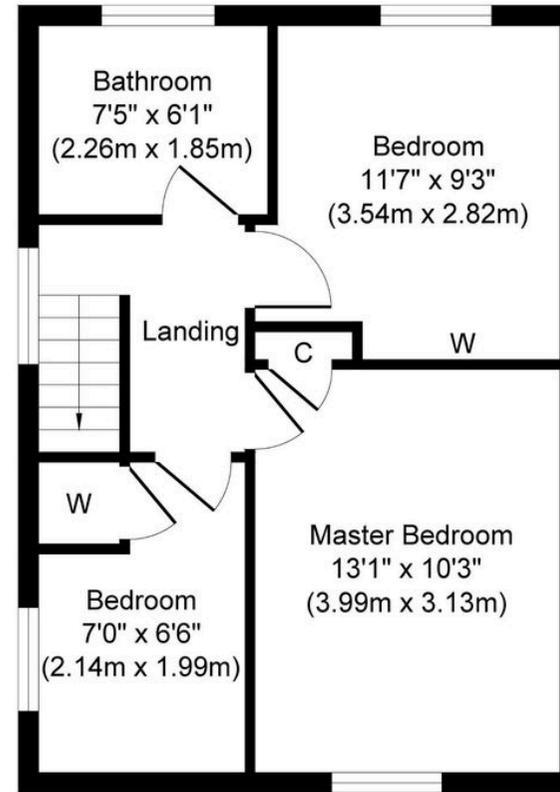
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Ground Floor
Approximate Floor Area
469 sq. ft
(43.55 sq. m)



First Floor
Approximate Floor Area
406 sq. ft
(37.69 sq. m)

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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