

Cowgreen Close, Eaglescliffe, TS16 0FL
4 Bed - House - Detached
Offers In Excess Of £320,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: C

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Cowgreen Close
Eaglescliffe Stockton-On-Tees TS16 0FL

Occupying a superb corner plot within a highly sought-after development in the popular Eaglescliffe area, this stunning double-fronted four-bedroom detached family home was built in 2024 and benefits from the remainder of its 10-year NHBC warranty.

Beautifully presented throughout and offered in true turn-key condition, the accommodation begins with a welcoming entrance hallway featuring stylish tiled flooring. To the front is a bright and spacious lounge with an attractive bay window, while a second reception room provides the perfect home office, snug or playroom.

To the rear is the impressive 25ft+ open-plan kitchen/dining room, fitted with a contemporary high-gloss white kitchen, integrated appliances and French doors opening onto the generous rear garden, creating an ideal space for family living and entertaining. A larger-than-average downstairs WC and useful built-in storage cupboards complete the ground floor.

The first floor offers a spacious landing leading to four genuine double bedrooms. The master bedroom benefits from fitted wardrobes and a stylish en-suite, while a modern family bathroom features a contemporary white three-piece suite.

The property is immaculately presented with neutral décor, pristine carpets throughout and also benefits from a professionally installed Ring security camera system.

Externally, the enclosed west-facing garden is mainly laid to lawn and enjoys excellent privacy thanks to secure fencing. A driveway provides off-road parking for two vehicles, with scope to extend to the front if required, together with a detached single garage.

Ideally positioned for excellent transport links to the A66 and A19, the property is also just a short distance from the highly regarded Yarm High Street, offering an excellent selection of shops, cafés, bars and restaurants.

A superb nearly-new family home combining spacious accommodation, a fantastic plot and an enviable location. Early viewing is highly recommended.









































GROUND FLOOR

Entrance Hallway
6'5" x 14'2" (1.97m x 4.33m)

Living Room
12'9" x 15'6" (3.89m x 4.74m)

Snug Room
6'11" x 8'7" (2.12m x 2.63m)

Kitchen/Diner
26'8" x 10'10" (8.14m x 3.31m)

WC
6'11" x 5'5" (2.12m x 1.67m)

FIRST FLOOR

Landing
7'0" x 6'3" (2.15m x 1.92m)

Bedroom 1
12'8" x 12'2" (3.88m x 3.72m)

En-Suite
6'5" x 5'6" (1.98m x 1.68m)

Bedroom 2
10'1" x 13'2" (3.08m x 4.02m)

Bedroom 3
9'11" x 11'11" (3.04m x 3.65m)

Bedroom 4
9'0" x 13'0" (2.76m x 3.97m)

Bathroom
7'0" x 6'5" (2.15m x 1.96m)

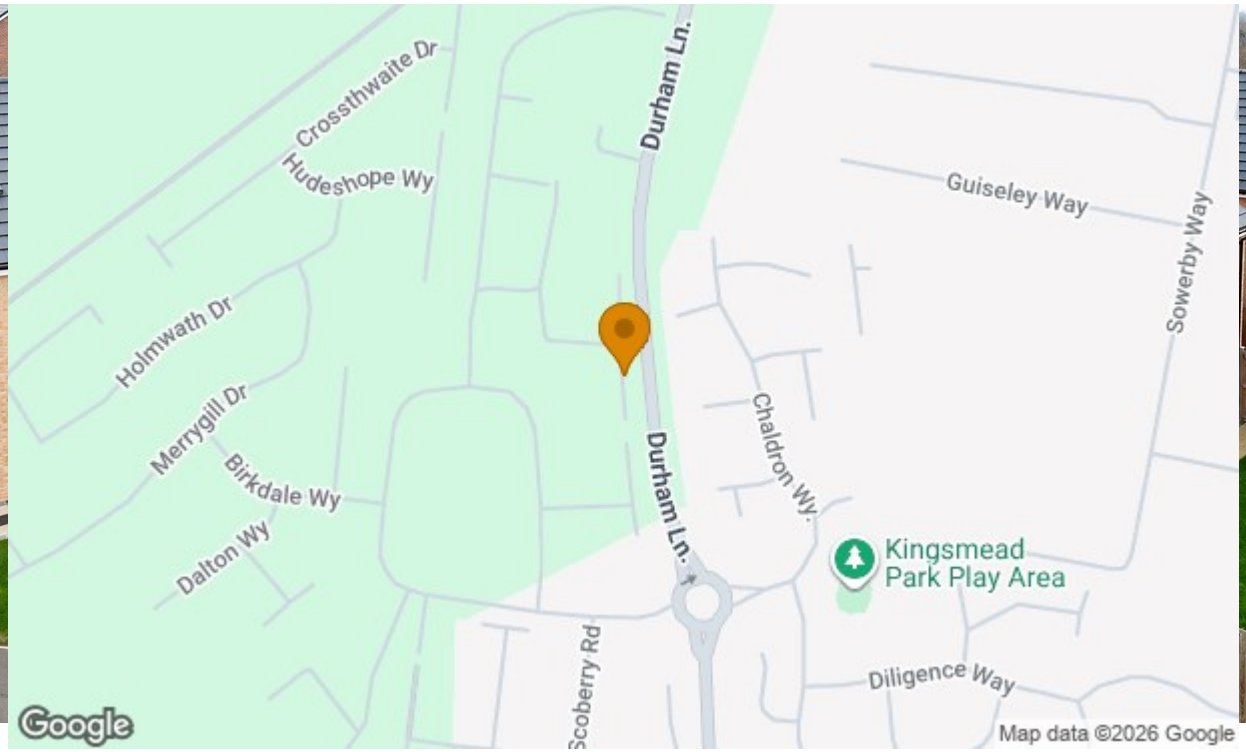
EXTERNALLY

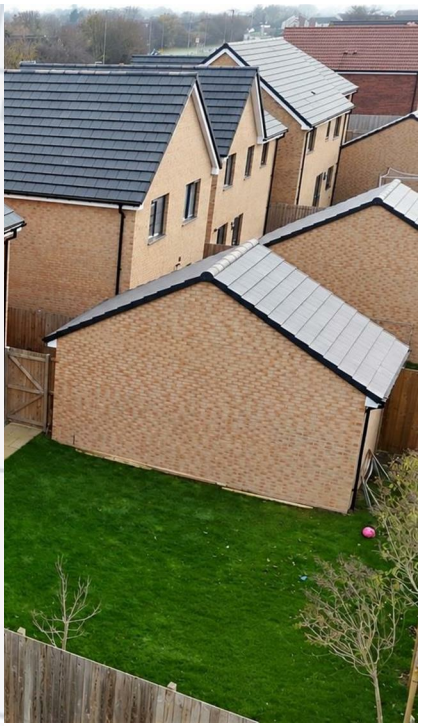
Garage
10'7" x 20'2" (3.24m x 6.15m)








Crossthwaite Dr
Hudeshope Wy
Durham Ln
Guiseley Way
Sowerby Way
Holmwath Dr
Merrygill Dr
Birkdale Wy
Dalton Wy
Chaldron Wy
Durham Ln
Kingsmead
Park Play Area
Scoberry Rd
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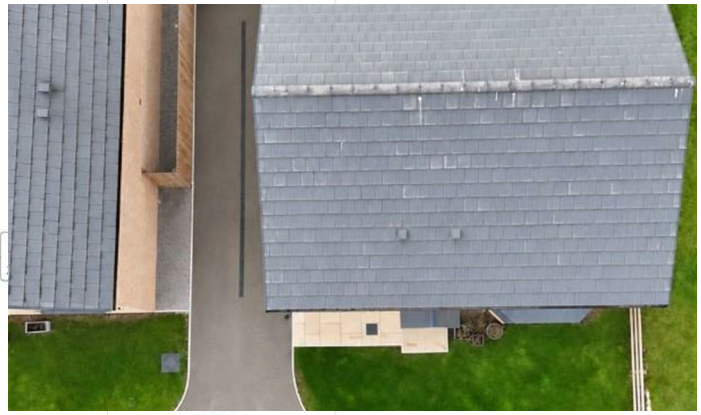




Ground Floor Building 1



Floor 1 Building 1



140.5 m²

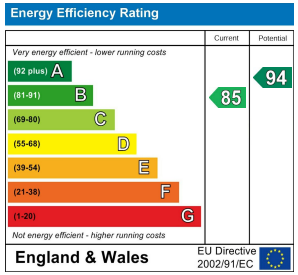


Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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