GowlandWhite

Aislaby Road, Eaglescliffe, TS16 0JJ

Set on Aislaby Road, one of Eaglescliffe's most desirable addresses and just a short walk from Yarm's cobbled High Street, this double fronted detached home offers four double bedrooms, three bathrooms, two reception rooms, a large double garage and a versatile self contained annex. Blending character features with modern standards throughout, it's an ideal choice for families seeking space, practicality and a premium location.

A wide, welcoming hall sets the tone, leading to three generous reception rooms. The main lounge enjoys a bay window and a log burner, the dining room to the front also enjoys a bay window, while the family room features its own side bay and double doors, creating a bright, relaxed living space. The kitchen is designed around a large central island with breakfast seating, a Belfast sink and a Rangemaster range cooker. A lobby connects through to a spacious utility fitted with units to match the kitchen, another Belfast sink and door to the rear patio. A separate boot room adds everyday convenience which leads into the integral double garage.

Upstairs, the gallery landing leads to four double bedrooms. The master suite includes a walk-in wardrobe and en-suite, while the second bedroom also benefits from its own wardrobe area and en-suite. Bedrooms three and four both share the family bathroom.

A standout feature is the self-contained annex, complete with planning permission for office use, separate access and its own electrical supply. It offers a main living/working area, an additional room, a kitchenette and a WC - ideal as a home office, studio, guest suite or independent living space.

£795,000

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Externally, the property enjoys a long driveway leading to a substantial double garage with electric door, plus a second driveway providing additional parking. The mature side garden is generous and well-established, while the rear offers a private paved courtyard perfect for outdoor dining and low-maintenance enjoyment.

Aislaby Road is exceptionally well placed for highly regarded schools, local amenities, riverside walks and Eaglescliffe train station, which is within a five-minute drive. Yarm's vibrant High Street is a short stroll away, offering boutique shops, cafés, restaurants and bars.

HALLWAY

LOUNGE
18'4" x 14'1" (5.59m x 4.29m)

KITCHEN
16'6" x 13'7" (5.03m x 4.14m)

DINING ROOM
14'8" x 13'5" (4.47m x 4.09m)

FAMILY ROOM
13'4" x 12'6" (4.06m x 3.81m)

UTILITY ROOM
11'1" x 9'4" (3.38m x 2.84m)

BOOT ROOM
13'5" x 8'11" (4.09m x 2.72m)

GROUND FLOOR WC
8'6" x 3'7" (2.59m x 1.09m)

GALLERY

MASTER BEDROOM
13'6" x 12'7" (4.11m x 3.84m)

WARDROBE ROOM

ENSUITE
11'1" x 7'5" (3.38m x 2.26m)

BEDROOM TWO
14'6" x 9'7" (4.42m x 2.92m)

ENSUITE
8'7" x 3'5" (2.62m x 1.04m)

BEDROOM THREE
16' x 10'11" (4.88m x 3.33m)

BEDROOM FOUR
12'5" x 8'2" (3.78m x 2.49m)

FAMILY BATHROOM
10'7" x 5'3" (3.23m x 1.60m)

ANNEX
Comprises:
KITCHEN, WC, OFFICE AREA

GARAGE
23'4" x 16'9" (7.11m x 5.11m)

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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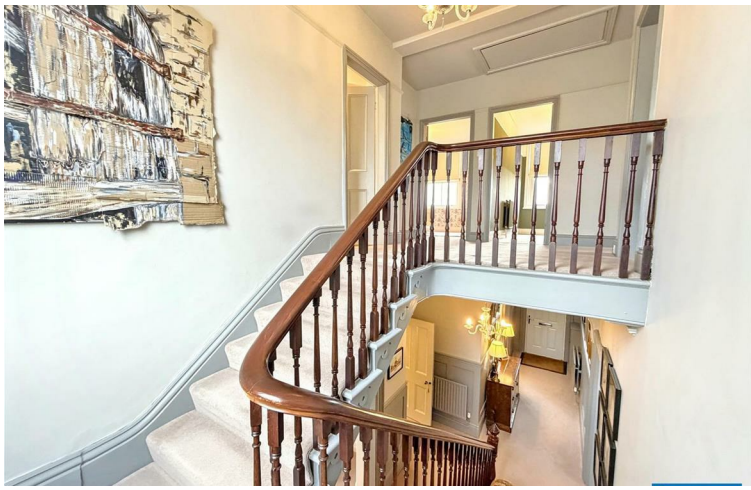

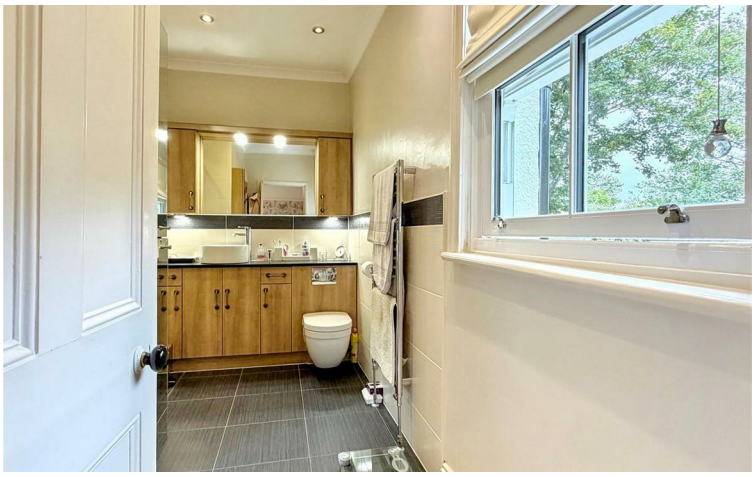

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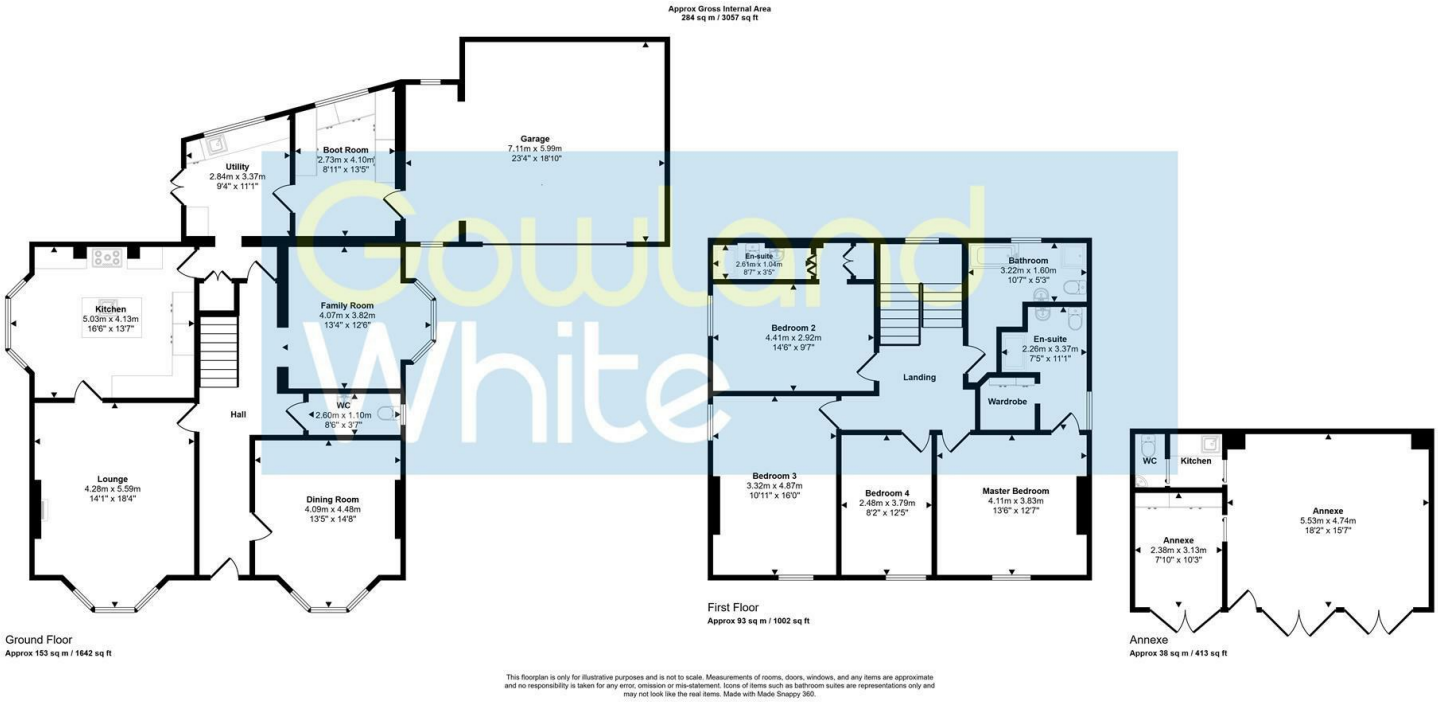

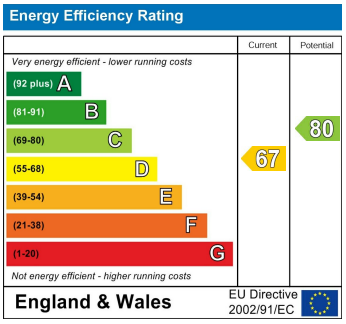

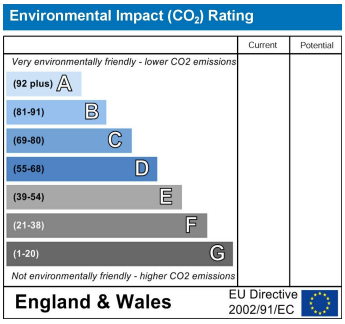

VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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