GowlandWhite

Egglestone Drive, Eaglescliffe, TS16 0GF

SOLD IN 48 HOURS!! Set within a cul de sac in Eaglescliffe, this impressive detached family home is immaculately presented throughout and offers generous, well planned living and outdoor space ideal for a family.

It opens with a stunning entrance hall leading to a bright lounge with bay window, separate dining room which leads into the conservatory with French doors, and a practical downstairs cloakroom/WC. The kitchen is a standout feature — beautifully finished with high gloss dove grey cabinets, quartz worktops, and a full range of integrated appliances including an induction hob, double oven, fridge freezer, dishwasher and wine cooler. LVT flooring flows through most of the ground floor, complemented by tasteful decor.

Upstairs, the master bedroom enjoys a modern en suite, while three further bedrooms are served by a stylish family bathroom with a shower over the bath.

Externally, the property continues to impress. At the front, the large block paved driveway leads to the garage, complete with electric roller shutters. The landscaped rear garden offers a superb outdoor retreat, featuring a patio, decking area, lawn, and impressive large timber bar with power and lighting, and a doggy shower station with hot and cold taps — it's a perfect garden for entertaining.

The home benefits from uPVC double glazing, gas central heating via a Hive system.

With access to local shops, highly regarded schools, leisure facilities, and superb commuter links via the A66, A1, Eaglescliffe and Yarm train stations, and Durham Tees Valley Airport. This is an outstanding opportunity to secure a beautifully maintained family home in a private setting with everything you need close at hand.

£360,000

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HALLWAY

LOUNGE
17'8" x 10'6" (5.38m x 3.20m)

KITCHEN
14'1" x 10'4" (4.29m x 3.15m)

DINING ROOM
10'7" x 8'8" (3.23m x 2.64m)

CONSERVATORY
12'11" x 8'9" (3.94m x 2.67m)

DOWNSTAIRS WC
6'4" x 3'3" (1.93m x 0.99m)

LANDING

BEDROOM ONE
11'1" x 10'6" (3.38m x 3.20m)

ENSUITE
7'2" x '10" (2.18m x '3.05m)

BEDROOM TWO
12'8" x 8'9" (3.86m x 2.67m)

BEDROOM THREE
10'6" x 8'11" (3.20m x 2.72m)

BEDROOM FOUR
7'11" x 6'11" (2.41m x 2.11m)

BATHROOM
7'3" x 6'10" (2.21m x 2.08m)

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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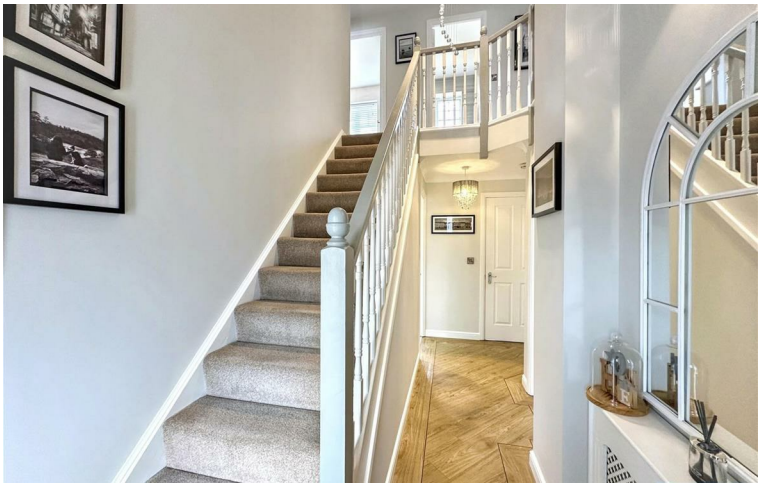

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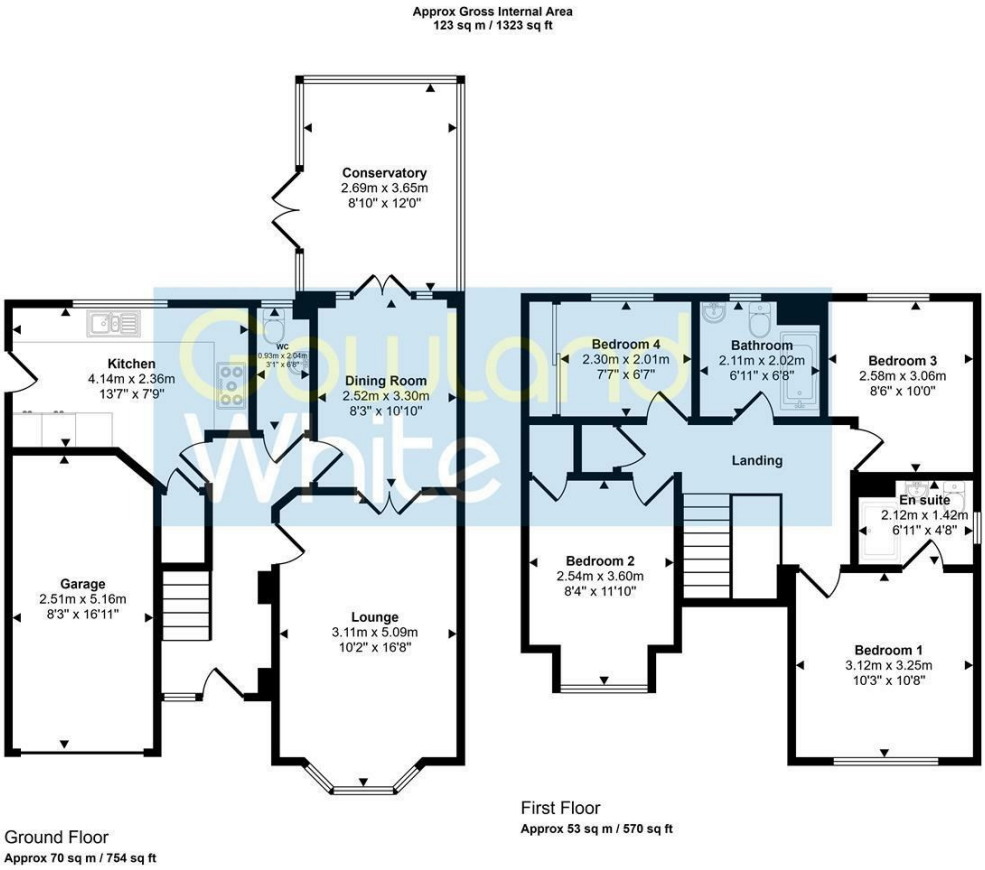

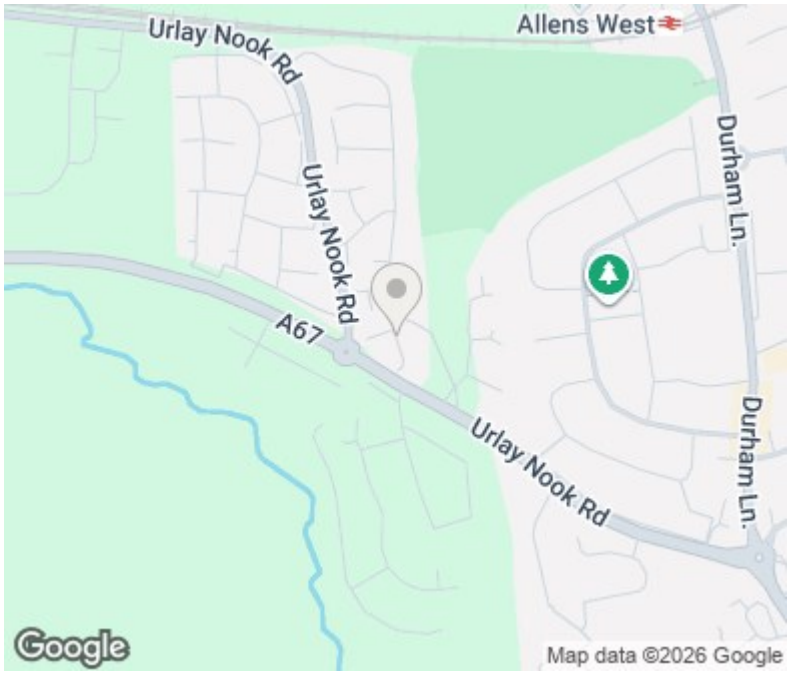

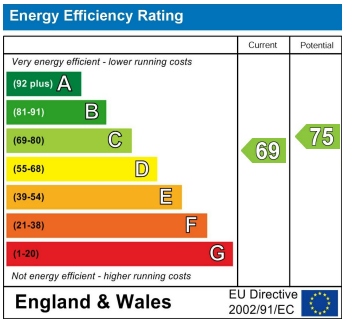

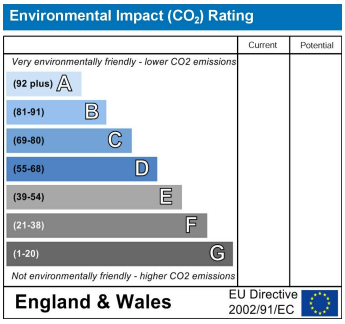

VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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