



Bowfell Close, Eaglescliffe, TS16 0HX

This immaculate, extended and beautifully refurbished four bedroom semi-detached family home. With a two storey extension and finished with high-quality fittings throughout, it offers generous living space, stylish decor and a layout perfectly suited to modern family life.

The ground floor begins with a welcoming hall/reception room, leading through to the impressive open-plan family room. A useful utility cupboard is neatly integrated to keep everyday essentials out of sight. To the front, the spacious lounge enjoys a bay window and a contemporary media wall, creating a comfortable and inviting place to relax. Stretching across the full width of the rear, the stunning kitchen/dining room is designed for both cooking and entertaining, it features a comprehensive range of units, double oven, microwave, hob, dishwasher and wine cooler, with French doors opening directly onto the garden.

Upstairs, the modern family bathroom is fitted with a luxurious bath tub, a separate double shower enclosure and high-quality finishes. There are four bedrooms, including the impressive master bedroom with its vaulted ceiling, roof window and separate dressing room with a sink.

The property stands on a generous corner plot with lawned areas to the front and side, enclosed by a mature hedge. A gravelled area provides off-street parking, complemented by a rear driveway offering further parking and access to the single garage. The rear garden is fully enclosed and mainly laid to lawn with shrub borders and a paved patio area, while to the side there is a secure astro-turfed play area ideal for children. A pop-up watering system serves both the front and rear gardens, adding convenience to the outdoor space.

Bowfell Close enjoys a prime position, ideally placed for Allens West Railway Station, Egglescliffe Secondary School and Junction Farm Primary School. Everyday amenities and Tesco supermarket are close at hand and Yarm High Street is only a short distance away.

£259,999



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HALLWAY/RECEPTION ROOM
13'7" x 11'8" (4.14m x 3.56m)

LOUNGE
13'6" x 12'6" (4.11m x 3.81m)

KITCHEN/DINING ROOM
21'5" x 11'6" (6.53m x 3.51m)

LANDING

BEDROOM ONE
18' x 10'6" (5.49m x 3.20m)

DRESSING ROOM
5'10" x 4'10" (1.78m x 1.47m)

BEDROOM TWO
14'1" x 8'11" (4.29m x 2.72m)

BEDROOM THREE
10' x 9'2" (3.05m x 2.79m)

BEDROOM FOUR
9'6" x 6'5" (2.90m x 1.96m)

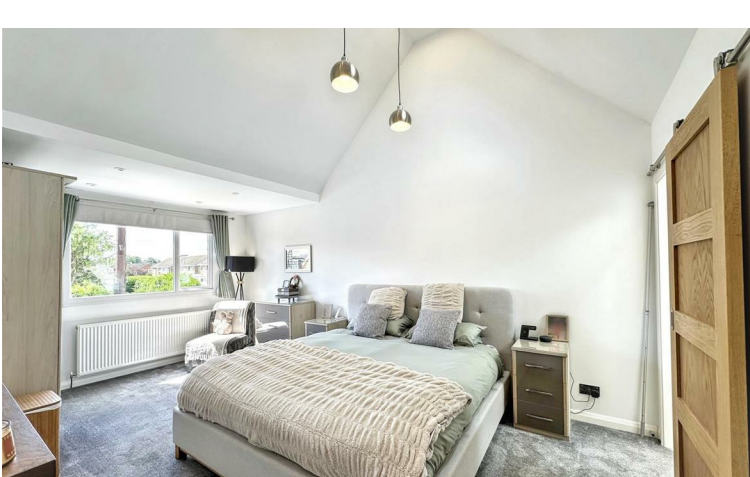
BATHROOM
11'9" x 5'10" (3.58m x 1.78m)

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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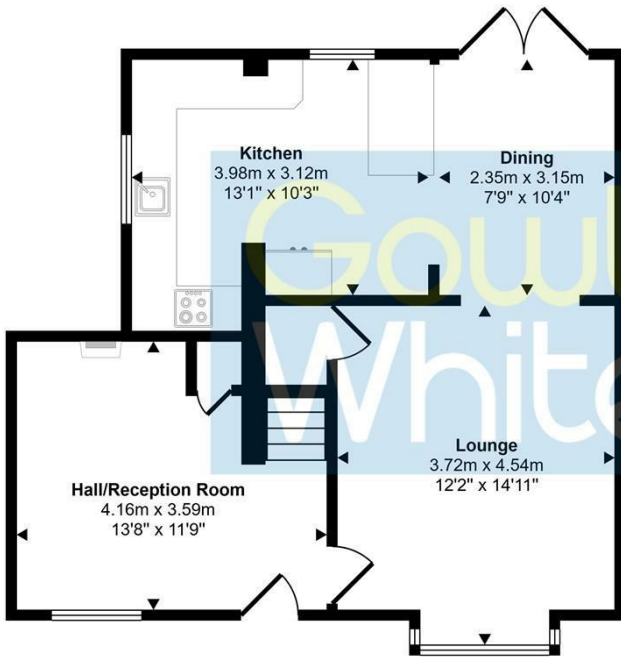


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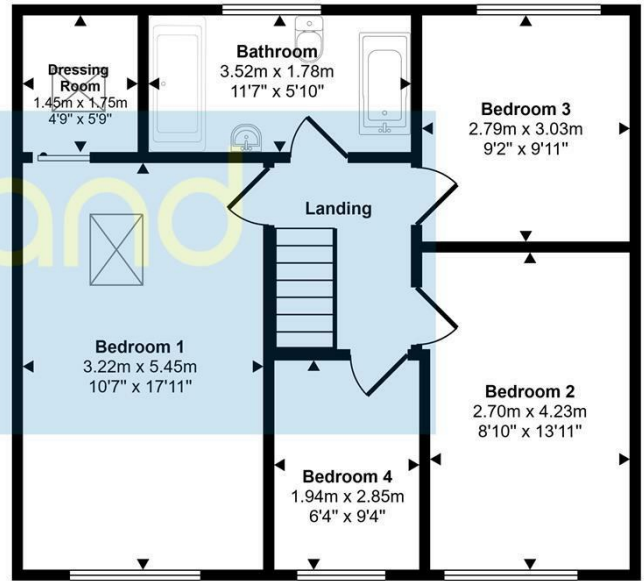


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Approx Gross Internal Area
114 sq m / 1225 sq ft



Ground Floor
Approx 54 sq m / 581 sq ft



First Floor
Approx 60 sq m / 644 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
74	78
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
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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101 High Street, Yarm, TS15 9BB
yarm@gowlandwhite.co.uk

Tel: 01642 248248