



Holywell Green, Eaglescliffe, Stockton-On-Tees, TS16 9HH

A very impressive and substantially extended four bedroom link-detached family home, occupying an extensive plot with attractive gardens to the front, side, and rear. Enjoying a delightful cul-de-sac position within the highly regarded Sunningdale development of Eaglescliffe, the property overlooks a pleasant green area and is ideally placed for access to highly regarded schools, local shopping facilities, and excellent transport links.

The ground floor briefly comprises an inviting entrance hall, a useful WC, and a cosy lounge featuring a log burning stove. The standout feature of the home is the stunning extended open plan kitchen/dining area, seamlessly flowing into a superb family room. This impressive space benefits from a lantern roof, underfloor heating, and doors opening onto the garden, creating a bright and sociable hub of the home. A practical utility room, complete with Belfast sink, plumbing for a washing machine, walk-in shower and access to storage space, adds further convenience.

To the first floor, the extension provides a generous master bedroom with en suite shower room, in addition to three further bedrooms, offering flexibility for growing families. The well appointed family bathroom features both a separate bath and shower.

This immaculately presented property also benefits from solar panels with battery storage.

Externally, the property continues to impress with a lawned front garden and driveway providing off-road parking. The generous plot also includes a large side garden with lawn and seating areas, as well as hot and cold outdoor taps, while the rear garden offers a private and enjoyable outdoor space.

This is a truly special home, combining generous proportions, extensions, and a sought-after location.

£360,000



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HALL

LOUNGE

13' x 15'1" (3.96m x 4.60m)

KITCHEN/DINING

19'11" x 10'2" (6.07m x 3.10m)

FAMILY ROOM

23'9" x 10'10" (7.24m x 3.30m)

UTILITY/SHOWER ROOM

10'0" x 8'9" (3.05m x 2.69m)

STORE

5'8" x 10'4" (1.73m x 3.15m)

WC

4'3" x 2'8" (1.30m x 0.81m)

LANDING

BEDROOM ONE

11'1" x 10'0" (3.40m x 3.07m)

EN SUITE

10'0" x 4'1" (3.07m x 1.27m)

BEDROOM TWO

12'9" x 10'7" (3.91m x 3.25m)

BEDROOM THREE

10'11" x 10'9" (3.35m x 3.28m)

BEDROOM FOUR

8'11" x 7'3" (2.74m x 2.21m)

BATHROOM

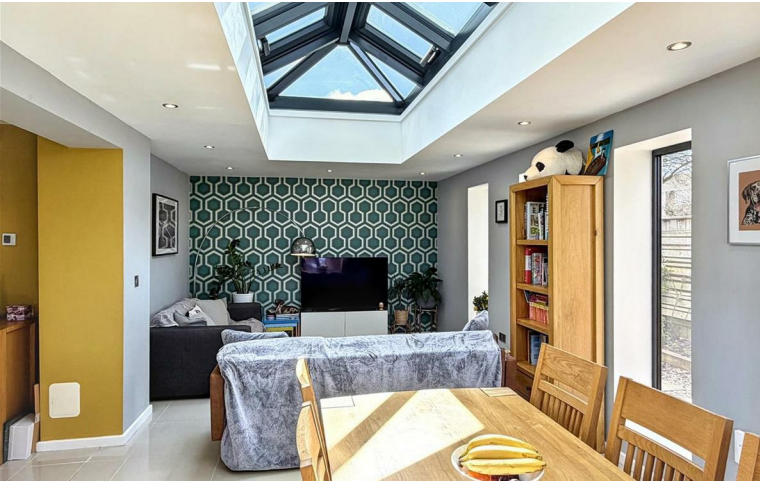
8'9" x 6'5" (2.67m x 1.98m)

AML PROCEDURE

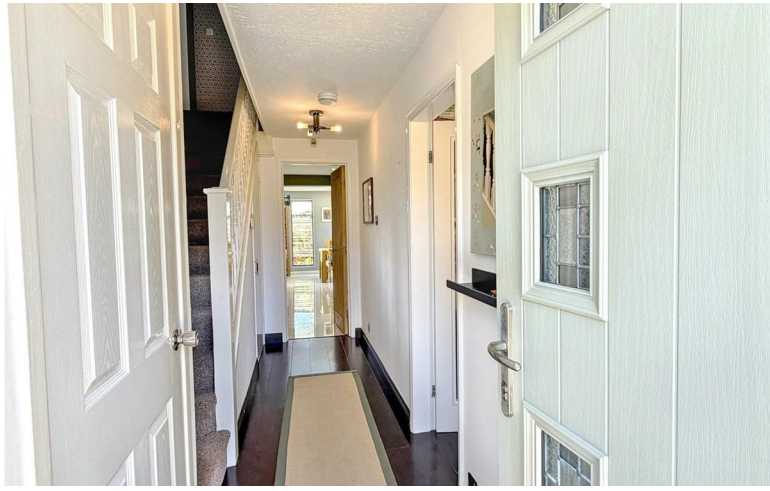
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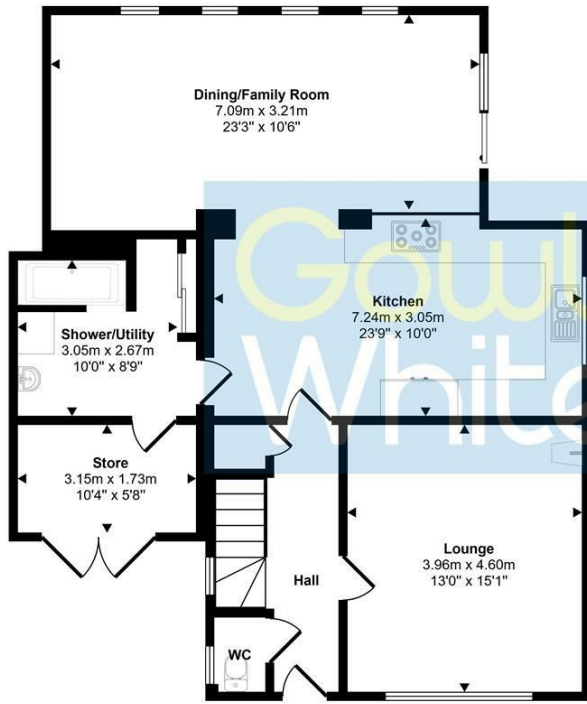
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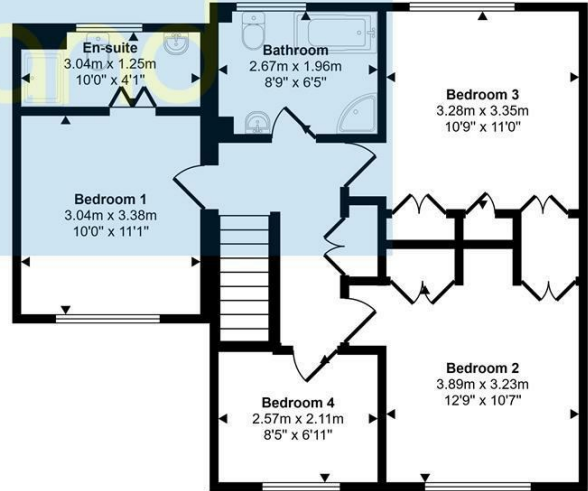


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Approx Gross Internal Area
149 sq m / 1601 sq ft



Ground Floor
Approx 87 sq m / 937 sq ft



First Floor
Approx 62 sq m / 664 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 very 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			
England & Wales		82	83
		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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