



An impressive six bedroom detached family/executive residence offering spacious, attractively presented accommodation laid out over three floors. Originally constructed by Charles Church and nicely situated upon the prestigious 'Hawthorne Grove' development, off Aislaby Road in Eaglescliffe. The substantial accommodation is warmed by gas central heating system and provides double glazing and a security alarm system. Briefly comprises entrance hallway, lounge, open plan kitchen/dining/family area, utility room and cloakroom/WC on the ground floor. The first floor provides four bedrooms with one having an en-suite shower room, together with the family bathroom. The second floor offers two further double bedrooms and an additional shower room. Externally there is a double garage, a block paved double width driveway and delightful landscaped gardens to the front and rear. This prime location offers excellent access to the nearby cosmopolitan Yarm High Street, highly regarded schooling, and transport links. The property is available for sale with NO ONWARD CHAIN and Early internal viewing comes highly recommended.





GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, radiator, internal door to double garage and staircase to the first floor.

LOUNGE - 5.98m (19'7") x 3.52m (11'7") Measured into bay window

Electric fire set in a feature surround with inset and hearth. Two radiators, coved ceiling, and double glazed bay window to the front.

KITCHEN/DINING/FAMILY AREA - 8.70m (28'7") x 4.81m (15'9") reducing to 3.56m (11'8")

Redesigned to offer a spacious open plan area with a wood burner having a mantel over and hearth. two radiators, two double glazed windows and further bay recess with double glazed windows and French doors to the rear garden. The Kitchen area offers an attractive range of wall and floor units with granite worktops incorporating an under mounted one and a half bowl under mounted stainless steel sink unit with mixer taps. Built-in range oven with extractor fan over and integrated dishwasher. Coved ceiling with downlighting and sliding pocket doors opening to ...

UTILITY ROOM - 2.50m (8'2") plus recess x 2.37m (7'9")

Further fitted units and recess for American style fridge/freezer. Coved ceiling with downlighting and double glazed French doors to the rear garden.

CLOAKROOM/WC - 1.75m x 0.88m (5'9" x 2'11")

With low level WC and wash hand basin. Radiator, double glazed window, and coved ceiling.

FIRST FLOOR

LANDING

With built-in airing cupboard, double glazed window, radiator, and coved ceiling.

BEDROOM ONE - 4.90m (16'1") reducing to 4.05m (13'3") x 3.54m (11'7")

Radiator, double glazed window, and coved ceiling.

EN-SUITE SHOWER ROOM - 2.46m x 1.28m (8'1" x 4'2")

Shower enclosure, wash hand basin and low level WC. Part tiled walls, coved ceiling with downlighting, radiator and double glazed window.

BEDROOM TWO - 3.86m x 2.65m (12'8" x 8'8")

Two double glazed windows, radiator, and coved ceiling.

BEDROOM THREE - 3.57m x 2.51m (11'9" x 8'3")

Fitted wardrobes, radiator, double glazed window, and coved ceiling.



BEDROOM FOUR - 3.20m x 2.66m (10'6" x 8'9")

Radiator, double glazed window, and coved ceiling.

BATHROOM - 3.04m x 2.13m (10' x 7')

White suite comprising; panelled bath with wash hand basin in vanity unit and low level WC. Double shower enclosure, part tiled walls, radiator, double glazed window, and coved ceiling.

SECOND FLOOR

LANDING AREA

BEDROOM FIVE - 4.27m (14') x 3.63m (11'11") reducing to 3.44m (11'3")

Two Velux roof windows and radiator.

BEDROOM SIX - 4.26m (14') x 3.63m (11'11") reducing to 2.80m (9'2")

Radiator, double glazed window to the front and Velux roof window.

SHOWER ROOM - 2.05m x 1.97m (6'9" x 6'6")

Tiled Shower Enclosure, pedestal wash hand basin and low level WC. Part tiled walls, radiator and Velux roof window.

EXTERNALLY

GARDENS & DOUBLE GARAGE

Lawned front garden with a block paved double width driveway leading to the double garage with two up and over doors, wall mounted boiler, power points and lighting. The landscaped rear garden is mainly laid to lawn with a variety of established trees and shrubs together with two paved patio areas.

TENURE - FREEHOLD

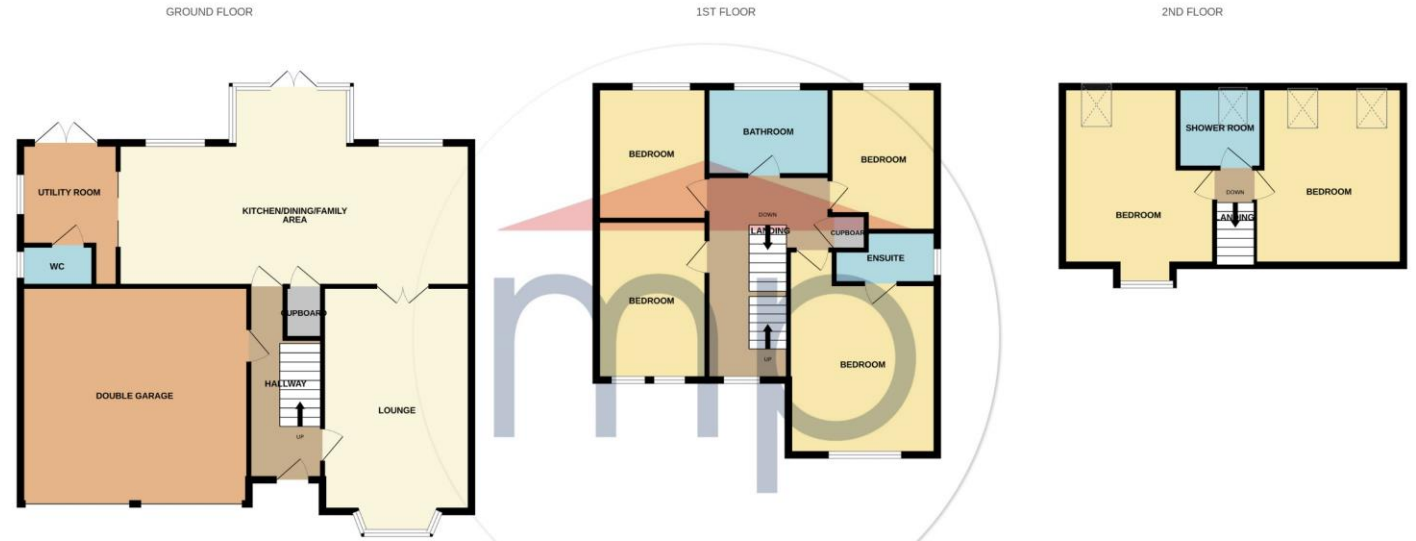
COUNCIL TAX BAND F

AGENTS REF: - DC/LS/YAR230152/09042024

VIEWING: By appointment through our Yarm office on Tel: 01642 788878



16 Carr Bridge Close, Eaglescliffe, Stockton-On-Tees, TS16 0GY



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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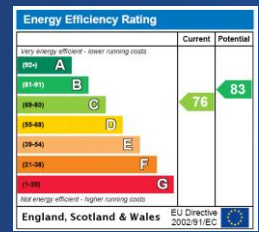
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