





No expense has been spared in creating this very substantial executive residence, constructed by the present owners in 2012. This surprising spacious, individually designed home offers an extensive and contemporary layout over three floors, with the living space, (including the integral double garage) extending to over 4,000 sq. ft. The property sits prominently on a generous plot, which extends to 0.2 acres and is very conveniently placed for access to highly regarded schooling and transport links, with the cosmopolitan Yarm High Street being approximately 0.4 miles away. The stunning layout briefly comprises; entrance lobby, cloakroom/WC, open reception hallway with a feature central atrium extending through all three floors, study/snug, sitting room, lounge opening to the dining room with three sets of bi-folding doors opening to the rear garden, impressive kitchen, and separate utility room. A bespoke staircase leads to the first floor where there are four double bedrooms, all with fitted wardrobes and two provide en-suite facilities, together with a luxurious family bathroom. The second floor provides two further double bedrooms and an additional bathroom. Externally there are mature gardens to front and rear, an extensive block paved driveway and parking area together with a double garage having electric access doors. The property offers underfloor heating to the ground floor together with the bathrooms and en-suite facilities with the remainder of the house having traditional radiators. There is double glazing throughout together with a security alarm system.









## **GROUND FLOOR**

**ENTRANCE LOBBY** - With entrance door, double glazed window, and tiled floor. Bi-folding doors to hallway.

### **CLOAKROOM/WC - 2.13m x 0.97m (7' x 3'2")**

With wash hand basin in vanity unit and semi-recessed low level WC. Tiled floor and double glazed window.

**RECEPTION HALLWAY** - With built-in storage cupboard, tiled floor, under stairs cupboard and feature staircase leading to the first floor.

### **STUDY - 3.38m x 3.1m (11'1" x 10'2")**

With double glazed window and internal door to the double garage.

### **SITTING ROOM - 5.13m (16'10") x 4.27m (14') Measured into bay**

Versatile room with deep bay window to the front elevation.

### **LOUNGE - 7.24m x 6.65m (23'9" x 21'10")**

A spacious main living area with vaulted ceiling having four Velux roof windows, tiled flooring and provides bi-folding doors opening directly to the rear garden. Opening directly to ...

### **DINING ROOM - 5.28m x 4.45m (17'4" x 14'7")**

With further bi-folding doors to the rear, tiled flooring and opens further through to ...

### **BREAKFAST KITCHEN - 4.42m x 3.68m (14'6" x 12'1")**

Offering a comprehensive range of fitted wall and floor units with complementary worktops incorporating a one and a half bowl sink unit with mixer taps. Built-in double oven with ceramic hob and extractor fan, together with an integrated dishwasher and wine cooler. Tiled floor, double glazed window and downlighting.

### **UTILITY ROOM - 2.95m x 2.18m (9'8" x 7'2")**

Fitted wall and floor units incorporating a stainless steel sink unit with mixer taps. Plumbing for automatic washing machine and vent for tumble dryer. Double glazed window and stable style side access door.

## **FIRST FLOOR**

**LANDING** - With central atrium and staircase continuing to the second floor. Radiator, double glazed window, three Velux roof windows and useful under stairs storage cupboard.

### **PRINCIPAL BEDROOM - 4.6m x 4m (15'1" x 13'1")**

With fitted wardrobes, radiator and double glazed window.

### **EN-SUITE SHOWER ROOM - 2.03m x 2m (6'8" x 6'7")**

Shower cubicle, wash hand basin in vanity unit and semi-recessed low level WC. Part tiled walls and tiled floor with underfloor heating and chrome effect heated towel rail. Double glazed window and downlighting.

### **BEDROOM TWO - 4.45m x 3.48m (14'7" x 11'5")**

Fitted wardrobes, radiator, and double glazed window.

### **EN-SUITE BATHROOM - 2.51m x 2.06m (8'3" x 6'9")**

Enclosed bath with shower over and screen, wash hand basin in vanity unit and low level WC. Part tiled walls, tiled floor with underfloor heating and chrome effect heated towel rail. Velux roof window, double glazed window and downlighting.

### **BEDROOM THREE - 5.13m (16'10") x 4.27m (14') Measured into bay**

Fitted wardrobes, radiator, and double glazed bay window to the front.

### **BEDROOM FOUR - 4.01m x 3.12m (13'2" x 10'3")**

Fitted wardrobes, radiator, and double glazed window.



**FIRST FLOOR BATHROOM - 3.18m x 2.95m (10'5" x 9'8")**

Luxurious bathroom with freestanding bath having shower taps, wash hand basin in vanity unit and low level WC. Double shower enclosure, tiled walls, and tiled floor with underfloor heating. Chrome effect heated towel rail, double glazed window and downlighting.

**SECOND FLOOR**

**LANDING AREA** - With Velux window and balustrade.

**BEDROOM FIVE - 5.18m (17') plus roof voids x 4.01m (13'2")**

Fitted wardrobes, roof void, double glazed window, four Velux roof windows and two radiators.

**BEDROOM SIX - 5.18m (17') plus roof voids x 4.45m (14'7") reducing to 2.95m (9'8")**

With two Velux roof windows, radiator and downlighting.

**SECOND FLOOR BATHROOM - 2.95m x 1.37m (9'8" x 4'6")**

Double shower enclosure, wash hand basin in vanity unit and low level WC. Tiled walls, tiled floor with underfloor heating and chrome effect heated towel rail.

**EXTERNALLY**

**PARKING & GARDENS** - The property is accessed via wrought iron double gates, opening to an extensive block paved driveway and car parking area which leads to the double garage. There is also a lawned area to the front with a variety of shrubs. A side access path leads to the generous, enclosed rear garden, which is mainly laid to lawn with an extensive, part covered decked seating area, a mix of trees and shrubs together with a garden shed.

**DOUBLE GARAGE - 5.74m x 5.38m (18'10" x 17'8")**

With two electric up and over doors, wall mounted Worcester boiler, unvented cylinder, power points and lighting.

**SECTION 21** - In accordance with Section 21 of the Estate Agents Act we hereby disclose an interest is declared in so much as the seller is a relative of an employee of Michael Poole Estate Agents.

**TENURE - FREEHOLD**

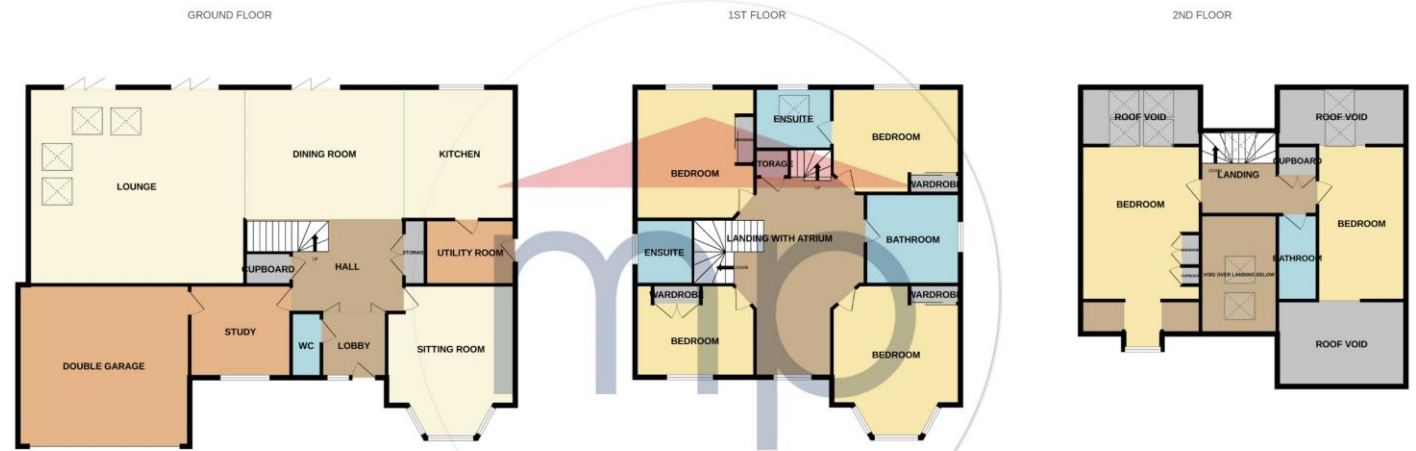
**COUNCIL TAX BAND G**

**AGENTS REF:** - DC/LS/YAR230297/05012024

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



# 691 Yarm Road, Eaglescliffe, Stockton-on-Tees, TS16 0RN



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.  
Made with Metropix ©2024



Amber Short  
Yarm Branch

T. 01642 788878  
E. yarm@michaelpoole.co.uk  
59 High Street, Yarm. TS15 9BH

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

**Middlesbrough**  
64 - 66 Borough Road,  
Middlesbrough. TS1 2JH.  
Tel: **01642 254222**

**Guisborough**  
10 Chaloner Street,  
Guisborough. TS14 6QD.  
Tel: **01287 552280**

**Billingham**  
10 Town Square,  
Billingham. TS23 2LY.  
Tel: **01642 955140**

**Ingleby Barwick**  
Myton Park, Myton Road,  
Ingleby Barwick. TS17 0WA.  
Tel: **01642 763636**

**Residential Lettings**  
64 - 66 Borough Road,  
Middlesbrough. TS1 2JH.  
Tel: **01642 649649**

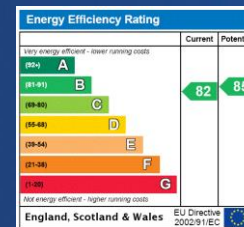
**Yarm**  
59 High Street,  
Yarm. TS15 9BH.  
Tel: **01642 788878**

**Stockton on Tees**  
17 High Street,  
Stockton. TS18 1SP.  
Tel: **01642 355000**

**Redcar**  
30 - 32 Station Road,  
Redcar. TS10 1AG.  
Tel: **01642 285041**

**Eston**  
129 High Street,  
Eston. TS6 9JD.  
Tel: **01642 955180**

**Nunthorpe**  
95 Guisborough Road,  
Nunthorpe. TS7 0JS.  
Tel: **01642 955625**



**Michael Poole**  
sales | lettings | auctions