

SUMBURGH CLOSE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0GQ



- ▲ No Expense Has Been Spared in Creating This Superbly Presented Four Double Bedroom Detached Family Home
- ▲ Constructed By Taylor Wimpey to the 'Braddenham' Design & Extensively Upgraded Over & Above the Original Specification
- ▲ Occupying A Delightful Plot Overlooking an Open Grassed Area Within the Popular Sadlers View Development in Eaglescliffe
- ▲ Delightful Landscaped Gardens to Front & Rear with A Double Width Driveway & Partially Converted Garage

- ▲ Lounge with Remote Controlled Electric Fire Set in A Feature Surround with A Tastefully Presented Separate Dining Room
- ▲ Superb Breakfast Kitchen with High Quality Fittings, Built-In Oven & Hob, Integrated Fridge/Freezer & Dishwasher
- ▲ Four Bedrooms with Three Having Fitted Wardrobes & The Master Has an En-Suite Shower Room
- ▲ Family Bathroom with White Suite, Ground Floor Cloakroom/WC And Utility Area Created from Part of The Garage Space
- ▲ Gas Central Heating System & Double Glazing

£325,000

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No expense has been spared in creating this superbly presented four double bedroom detached family home constructed by Taylor Wimpey to the 'Braddenham' design and extensively upgraded over and above the original specification.

BREAKFAST KITCHEN - 5.4m x 2.3m (17'9" x 7'7")

UTILITY AREA - 2.46m x 1.88m (8'1" x 6'2")

GROUND FLOOR

HALLWAY

CLOAKROOM/WC - 1.68m x 0.81m (5'6" x 2'8")

LOUNGE - 4.6m x 3.4m (15'1" x 11'2")

DINING ROOM - 2.9m x 2.3m (9'6" x 7'7")

FIRST FLOOR

LANDING

MASTER BEDROOM - 4.1m (13'5") reducing to 3.18m (10'5") x 3.76m (12'4") to robes
Fitted wardrobes.

EN-SUITE SHOWER ROOM - 1.9m x 1.73m (6'3" x 5'8")

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BEDROOM TWO - 3.76m x 2.62m (12'4" x 8'7")

Fitted wardrobes.

BEDROOM THREE - 3m x 2.64m (9'10" x 8'8")

Fitted wardrobes.

BEDROOM FOUR - 3.35m x 2.41m (11' x 7'11")

BATHROOM - 2.3m x 1.9m (7'7" x 6'3")

EXTERNALLY

GARDENS & PARKING - Lawned front garden with driveway providing off street parking for three cars. The delightful landscaped rear garden is enclosed and mainly laid to lawn with a paved patio area, additional paved seating area, raised shrub beds and ornamental garden pond. There is a small storage shed to the side of the house.

AGENTS NOTES: EV charging point is included with the house and has two double external sockets.

AGENTS REF: - DC/LS/YAR230306/25042024

Council Tax Band: E **Tenure:** Freehold

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Tel: **01642 788878**



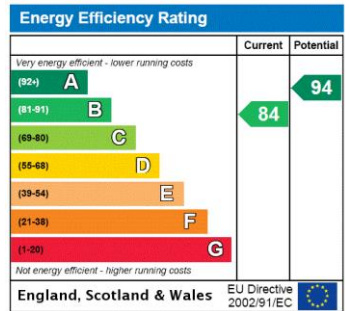
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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