

THE OVAL, EAGLESCLIFFE, TS16 0BF



- ▲ A Superbly Presented THREE DOUBLE BEDROOM, Three Storey Detached Family Home Overlooking a Delightful Grassed Area
- ▲ Set Within the Popular Redcastle Homes, 'West Acres Park' Development in Eaglescliffe, Close to Highly Regarded Schooling
- ▲ Extremely High Specification, Further Enhanced by The Present Owner with Attractive Decor & High-Quality Fittings
- ▲ Modern, Contemporary Open Plan Lounge/Dining/Kitchen Area on The Ground Floor
- ▲ Kitchen with Silestone Worktops, Built-In Oven & Hob, Integrated Fridge/Freezer & Dishwasher & Separate Utility Room
- ▲ Two Spacious First Floor Bedrooms with One Having Fitted Wardrobes & An Impressive En-Suite Shower Room
- ▲ Family Bathroom with White Suite & Attractive Wall & Floor Tiling
- ▲ Stunning Second Floor Master Bedroom Suite with An En-Suite Shower Room & Walk-In Wardrobe/Dressing Room
- ▲ Landscaped Gardens, Two Parking Spaces, Gas Central Heating System & Double Glazing

£249,950

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With an extremely high specification and further enhanced by the present owner with attractive decor and high-quality fittings, a superbly presented three double bedroom, three storey detached family home overlooking a delightful, grassed area set within the popular Redcastle Homes on the 'West Acres Park' development in Eaglescliffe, close to highly regarded schooling.

GROUND FLOOR

ENTRANCE PORCH

HALLWAY

OPEN PLAN LOUNGE/DINING/KITCHEN - 7.85m (25'9") x 4.37m (14'4") reducing to 3.56m (11'8")

UTILITY ROOM - 2.36m x 1.68m (7'9" x 5'6")

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

FIRST FLOOR

LANDING

BEDROOM TWO - 4.2m to robes x 3.4m (13'9" to robes x 11'2")

4.2m to robes x 3.4m
Fitted wardrobes to one wall.

EN-SUITE SHOWER ROOM - 1.88m x 1.55m (6'2" x 5'1")

BEDROOM THREE - 4.62m x 3.4m (15'2" x 11'2")

BATHROOM - 2.2m x 1.9m (7'3" x 6'3")

INNER LOBBY - With stairs to second floor.

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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AGENTS REF: - DC/LS/YAR230311/06102023

SECOND FLOOR

MASTER BEDROOM - 7.16m (23'6") x 5.44m (17'10") reducing to 3.4m (11'2")

DRESSING ROOM/WARDROBE - 2.54m x 1.9m (8'4" x 6'3")

EN-SUITE - 2.8m (9'2") reducing to 2.4m (7'10") x 1.9m (6'3")

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

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EXTERNALLY

GARDENS & PARKING - Lawned area to the front with shrubs and a decorative wrought iron boundary rail. The rear garden has been Landscaped to provide a low maintenance layout with AstroTurf lawn, paved patio area and paths, fenced boundary and rear gate leading to the parking area with two designated spaces.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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