





No expense has been spared in creating this truly outstanding five double bedroom executive home offering accommodation extending to approximately 3,700 sq. ft. This particular property is the largest on the prestigious Hunters Rest development in Eaglescliffe, constructed to an exceptionally high specification by Rockwill Homes. Bespoke features include underfloor heating to the ground floor, CCTV system, home surround sound theatre system, hard-wired multi-room music system, stunning staircase, acoustic double glazing, and an abundance of feature lighting both internally and externally. The outdoor space is equally as impressive, with gardens to three sides and the South facing rear garden has been professionally landscaped by Wilkinsons. In addition, there is a triple width detached garage, designed to incorporate a home office and a block paved driveway providing space for up to ten vehicles. The beautifully presented accommodation briefly comprises; reception hallway, cloakroom/WC, lounge, dining room, extensive open plan kitchen/dining/family area, utility room and boiler/boot room. On the first floor there are five spacious bedrooms, with the master suite having a luxurious en-suite bathroom and dressing room. Bedroom two also provides an en-suite facility and there is also an extensive, sumptuous family bathroom. Internal viewing of the superb home is necessary to fully appreciate the scale of the accommodation and the quality of fixtures and fittings included. The property sits at the edge of this impressive development In Eaglescliffe, with convenient access to highly regarded schooling, shopping facilities and transport links and is less than one mile from the cosmopolitan Yarm High Street.









## **GROUND FLOOR**

### **RECEPTION HALLWAY**

With double entrance doors, attractive tiled flooring, and panelled walls with feature lighting. Built-in cloakroom/media cupboard, ceiling downlighting, under stairs cupboard and stunning staircase leading to the first floor.

### **CLOAKROOM/WC - 2.41m x 1.93m (7'11" x 6'4")**

With feature wash hand basin having mixer taps and semi-recessed low level WC. Tiled floor, attractive subway style tiling to one wall, double glazed window and downlighting.

### **LOUNGE - 4.2m (13'9") x 3.96m (13') to media wall**

Impressive media wall with shelved recesses with mirrored backs and feature lighting. Cast iron radiator and two double glazed windows to the front.

### **DINING ROOM - 4.27m x 4.2m (14' x 13'9")**

With fitted bar/dresser unit with recess for wine cooler. Two double glazed windows to the front, downlighting and downlighting.

### **KITCHEN/DINING/FAMILY AREA - 9.83m (32'3") x 8.4m (27'7") reducing to 6.8m (22'4")**

Stunning open plan area with two sets of bi-folding doors opening to the rear garden. Media wall with inset contemporary electric fire, fitted cabinets and shelving with decorative lighting, tiled floor, downlighting and half glazed double doors returning to the Reception Hall. The Kitchen area offers a bespoke range of high quality wall and floor units together with an island unit, all having Dekton worktops and incorporating a twin bowl Belfast sink with mixer taps and boiling water tap. Built-in Rangemaster oven with induction hob and extractor fan over. Integrated dishwasher, Rangemaster wine cooler and recess for American style fridge/freezer. Pocket door to ...

### **UTILITY ROOM - 5.8m x 1.88m (19' x 6'2")**

Further fitted wall and floor units with Dekton worktops incorporating a Belfast sink unit with mixer taps. Built in storage areas and shelving, plumbing for automatic washing machine, vent for tumble dryer, tiled floor, double glazed window, and side access door.

### **BOILER/BOOT ROOM - 2.44m x 1.9m (8' x 6'3")**

Wall mounted Baxi boiler and unvented hot water cylinder. Tiled flooring.

## **FIRST FLOOR**

### **LANDING**

With feature double glazed window at half Landing level, cast iron radiator, loft hatch with access ladder and lighting, panelled finish to walls with attractive lighting and further ceiling downlighting.

### **MASTER BEDROOM - 5.6m (18'4") x 4.85m (15'11") plus recess**

Attractive feature headboard with mirrored sections, media wall with shelving and decorative lighting, two double glazed windows and double glazed French doors with Juliet balcony.

### **DRESSING ROOM - 4.17m x 3.48m (13'8" x 11'5")**

Providing an excellent range of high quality fitted furniture including a range of wardrobes, with shelving, fitted drawers and matching dressing table. Ceiling downlighting and double glazed window. Pocket door to ...

### **EN-SUITE BATHROOM - 4.4m x 2.62m (14'5" x 8'7")**

Luxuriously appointed with a free standing bath having mixer taps, twin wash hand basins and low level WC. Glazed door opening to the shower enclosure with handheld and overhead showers. Tiled floor with underfloor heating, heated towel rail and double glazed window.



**BEDROOM TWO - 5.92m (19'5") reducing to 4.27m (14') x 4.27m (14')**

Built-in double wardrobe, two double glazed windows, cast iron radiator and downlighting.

**EN-SUITE SHOWER ROOM - 2.44m x 1.47m (8' x 4'10")**

Double shower enclosure, wash hand basin in vanity unit and low level WC. Tiled walls and floor, heated towel rail, double glazed window and downlighting.

**BEDROOM THREE - 4.27m x 4.22m (14' x 13'10")**

Two double glazed windows, cast iron radiator and downlighting.

**BEDROOM FOUR - 4.32m x 3.43m (14'2" x 11'3")**

Cast iron radiator, double glazed window and downlighting.

**BEDROOM FIVE - 3.2m x 3.12m (10'6" x 10'3")**

Fitted office furniture including desk, cupboards, and shelving. Cast iron radiator and double glazed window.

**FAMILY BATHROOM - 4.93m x 3.2m (16'2" x 10'6")**

Presented to an exceptionally high standard with freestanding bath having shower taps, double shower enclosure with twin overhead and handheld showers, wash hand basin in an attractive vanity unit and low level WC. Tiled floor, shelved recess, heated towel rail, downlighting and double glazed window.

**EXTERNALLY**

**GARDENS & GARAGE**

Lawned areas to the front of the house with block paved paths and decorative wrought iron boundary rail. There is a further lawned area to the side (behind the garage) and a pathway leading to the generous, South facing rear garden which has been professionally landscaped by Wilkinsons and features generous lawns with shrub borders, established trees, and a stunning porcelain paved patio area. In addition, there is a private fenced hot tub area. The rear double width driveway provides off street parking for numerous vehicles and leads to the detached triple width garage with electric double roller door, power points and lighting. One third of the space is currently partitioned off to be used as a home office and has its own access door, electric connected, water supply and drainage.

**TENURE - FREEHOLD**

**COUNCIL TAX BAND G**

**AGENTS REF: - DC/LS/YAR230320/06102023**

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



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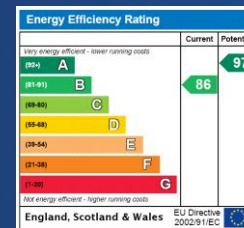
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