

## CHALDRON WAY, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0SB



- ▲ An Impressive Four Bedroom Detached Family/ Executive Home
- ▲ Occupying A Generous Plot Extending To 0.14 Acres with Generous Gardens
- ▲ Lounge With Attractive Solid Wood Flooring
- ▲ Dining Room and Conservatory

- ▲ High Gloss Kitchen, Attractive Worktops, Built in Double Oven, Electric Hob and Microwave Oven
- ▲ Breakfast Room & Utility & Ground Floor W.C. with Wash Handbasin
- ▲ 4 Generous Bedrooms
- ▲ Gas Central Heating System, Double Glazing and Security Alarm System
- ▲ Double Garage

**£350,000**

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An impressive four-bedroom detached family/ executive home, significantly improved since mid-2022. Occupying a generous plot extending to 0.14 acres with generous gardens, a block paved driveway and double garage.

Lounge with attractive solid wood flooring and bay window to the front. The Dining Room has double doors opening to the delightful, double-glazed Conservatory with air conditioning unit. Kitchen with high gloss units, attractive worktops, built in double oven and electric hob with microwave oven, with an opening to the Breakfast Room. Utility Room with further fitted units and superb redesigned Ground Floor W.C. 4 Four generous bedrooms with refitted En-suite Shower Room and luxurious redesigned family Bathroom.

Gas central heating system, double glazing and security alarm system. Excellent location close to highly regarded Junior and Secondary schooling, shopping facilities and transport links.

**GROUND FLOOR**

**ENTRANCE HALL**

**LOUNGE - 4.83m (15'10") x 4.11m (13'6") (measured into the bay).**

**DINING ROOM - 2.8m (9'2") x 2.74m (9')**

**CONSERVATORY - 3.73m (12'3") x 2.97m (9'9") reducing to 1.88m (6'2")**

**KITCHEN - 3.58m x 2.8m (11'9" x 9'2")**

**ADJOINING BREAKFAST ROOM - 2.8m x 2.34m (9'2" x 7'8")**

**UTILITY ROOM - 1.57m x 1.57m (5'2" x 5'2")**

**GROUND FLOOR W.C. - 1.55m x 1.12m (5'1" x 3'8")**  
With wash handbasin.

**TO VIEW: Tel: 01642 788878**

59 High Street, Yarm, TS15 9BH

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## FIRST FLOOR

### LANDING

**MASTER BEDROOM** - 4.2m (13'9") reducing to 3.28m (10'9") x 3.43 (11'3")

Fitted wardrobes.

**EN-SUITE SHOWER ROOM** - 1.73m x 1.57m (5'8" x 5'2")

**BEDROOM TWO** - 4.27m x 2.62m (14' x 8'7")

**BEDROOM THREE** - 3.48m x 3.05m (11'5" x 10')

**BEDROOM FOUR.** - 2.64m x 2.62m (8'8" x 8'7")

**BATHROOM** - 2.06m x 1.85m (6'9" x 6'1")

**EXTERNALLY** - Lawned front garden with a block paved double width driveway leading to the double garage (18' x 17'10) with two up and over doors, side access door, wall mounted Ideal Logic boiler, power points and lighting. The extensive rear garden is mainly laid to lawn with a generous paved patio area with remote controlled sun awning, raised shrub beds, greenhouse, outside power points and lighting.

**AGENTS REF:** - DJC/GD/YAR230375/24112023

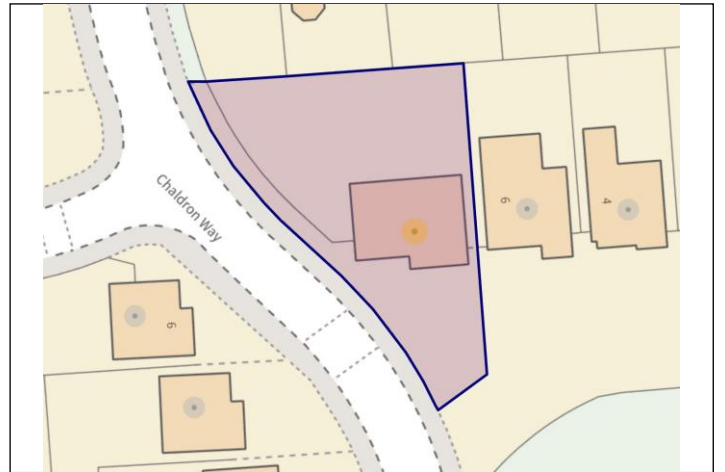
**Council Tax Band:** E      **Tenure:** Freehold

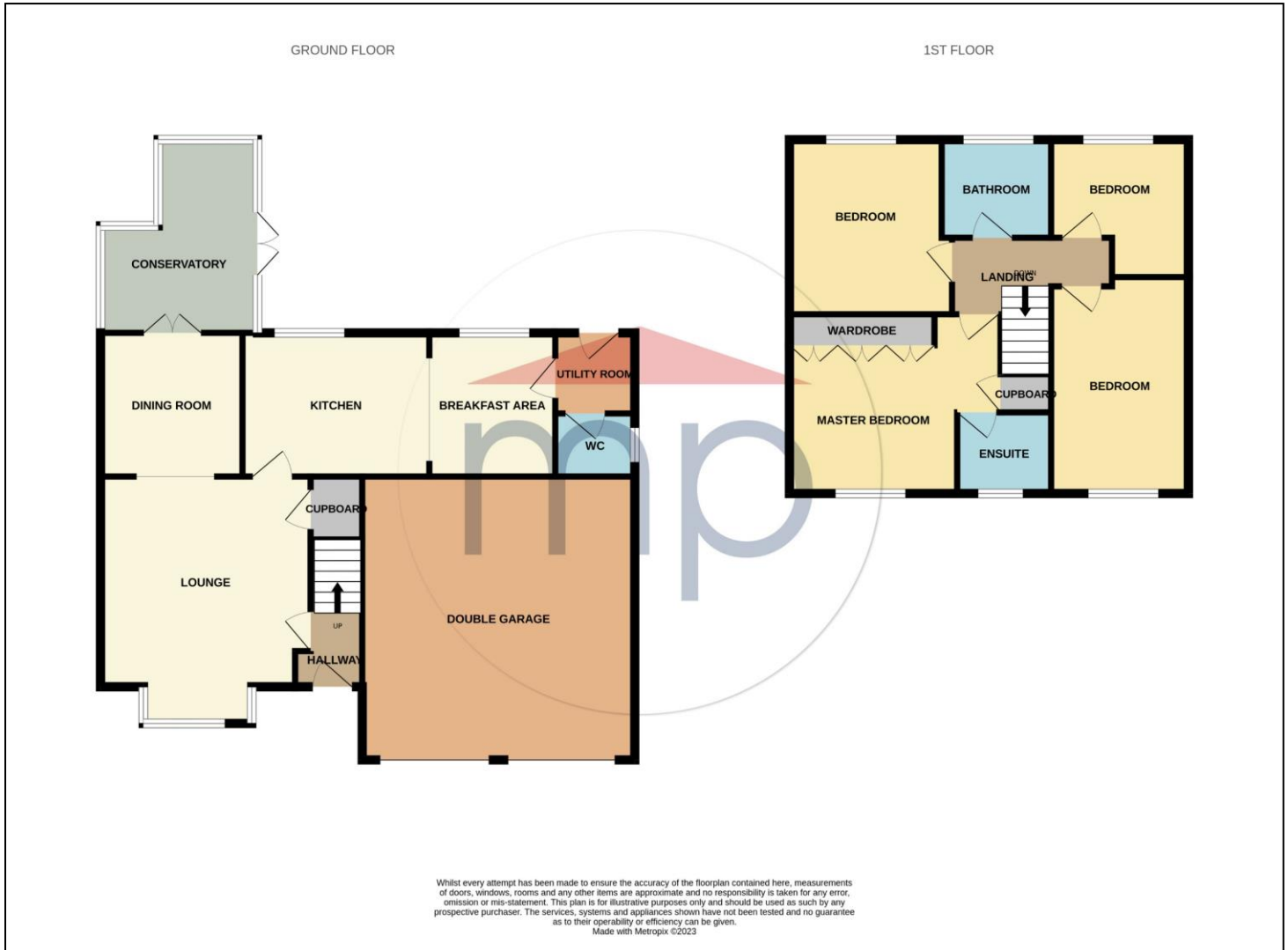
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Tel: **01642 788878**

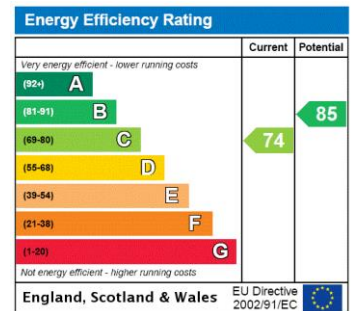


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