



No expense has been spared in creating this stunning five double bedroom executive home offering accommodation extending to over 3,900 sq. ft. This particular property is unique within 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, home surround sound theatre system, hard-wired multi-room music system, stunning staircase, double glazing, and an abundance of feature lighting both internally and externally. The outdoor space is equally as impressive, with landscaped gardens, the South facing rear garden is a great feature and is ideal for outdoor entertaining. In addition, there is a triple width detached garage with three electric roller doors and a block paved driveway providing space for a number of vehicles. The beautifully presented accommodation briefly comprises; reception hallway, cloakroom/WC, lounge, family/games room, extensive open plan kitchen/dining/living area and utility room. On the first floor there are five spacious bedrooms, with the master suite having a luxurious en-suite bathroom and an extensive dressing room with seating area built above the triple garage. Bedroom two and three also provides an en-suite facilities 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 proudly within 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 - 5.92m x 2.84m (19'5" x 9'4")

Entrance door, vaulted ceiling, tiled flooring, and wall light points. Stunning bespoke glass and oak staircase to the first floor.

CLOAKROOM/WC - 1.5m x 1.42m (4'11" x 4'8")

Wash hand basin in vanity unit and low level WC. Wall and floor tiling and downlighting.

LOUNGE - 5.1m x 4.6m (16'9" x 15'1")

Impressive media wall, two double glazed windows and feature lighting.

FAMILY/GAMES ROOM - 7.04m x 4.95m (23'1" x 16'3")

A great area for entertaining, with a built in bar and seating area. Two double glazed windows, ceiling speakers for sound system and downlighting.

LIVING/DINING/KITCHEN - 13.03m (42'9") x 6.73m (22'1") reducing to 5.18m (17')

Stunning open plan living space with media wall, fitted bookcase incorporating a secret door to the games room, two sets of bi-folding doors to the rear garden, tiled floor, fitted sound system speakers and downlighting. The Kitchen area offers a bespoke range of high quality wall and floor units with 'Dekton' worktops incorporating an under mounted sink unit with mixer and boiling water taps. Large island unit with attached breakfast bar, induction hob and extractor hood. Built in twin ovens, integrated dishwasher, and wine cooler.

UTILITY ROOM - 4.17m x 1.73m (13'8" x 5'8")

Further fitted units with 'Dekton' worktops incorporating an under mounted sink unit with mixer taps. Integrated washing machine and tumble dryer. Baxi boiler enclosed in unit and internal door to the triple garage.

FIRST FLOOR

LANDING - With glass balustrade, feature lighting, two radiators, hatch to loft space, built in cupboard and downlighting.

PRINCIPAL BEDROOM - 6.3m x 4.78m (20'8" x 15'8")

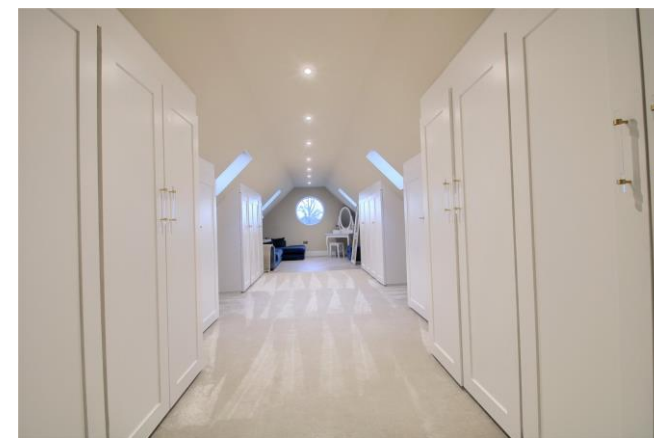
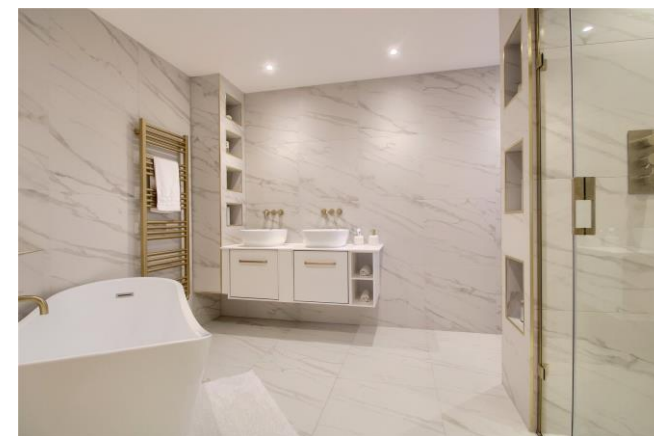
Radiator, downlighting and double glazed French doors with Juliet balcony overlooking the rear garden.

EN-SUITE BATHROOM - 3.76m x 2.64m (12'4" x 8'8")

Freestanding bath with shower attachment, twin wash hand basins in vanity units and semi-recessed low level WC. Double shower enclosure with handheld and overhead showers, gold coloured heated towel rail, tiled walls and floor, double glazed window and downlighting.

DRESSING ROOM WITH SEATING AREA - 10m x 3.86m (32'10" x 12'8")

Built over the triple garage and creating an extensive dressing room with an abundance of fitted wardrobes and storage, four roof windows, circular gable end feature window in the seating area, radiator and downlighting.



BEDROOM TWO - 4.06m x 3.96m (13'4" x 13')

Radiator, double glazed window and downlighting.
Opening to ...

DRESSING ROOM - 2.74m x 2.54m (9' x 8'4")

With downlighting and door to ...

EN-SUITE SHOWER ROOM - 2.54m x 1.22m (8'4" x 4')

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

BEDROOM THREE - 4.95m x 4.11m (16'3" x 13'6")

Radiator, two double glazed windows and downlighting.

EN-SUITE - 2.7m x 1.22m (8'10" x 4')

Double shower enclosure with wash hand basin in vanity unit and low level WC. Tiled walls and floor, vertical radiator and downlighting.

BEDROOM FOUR - 4.95m x 3.33m (16'3" x 10'11")

Radiator, two double glazed windows to the front and downlighting.

BEDROOM FIVE - 3.78m x 2.74m (12'5" x 9')

Radiator and double glazed window.

BATHROOM - 3.78m x 2.29m (12'5" x 7'6")

Freestanding bath with shower attachment, wash hand basin in vanity unit and semi-recessed low level WC. Double shower enclosure with handheld and overhead showers, heated towel rail, tiled walls and floor, double glazed window and downlighting.

EXTERNALLY

GARDENS - Lawned areas to the front with a pathway to the front entrance. The generous landscaped rear garden enjoys a Southerly aspect, being mainly laid to lawn with fenced boundary and a raised full width paved terrace, ideal for outdoor entertaining.

TRIPLE GARAGE - 10.2m x 5.87m (33'6" x 19'3")

An extensive block paved driveway provides parking for a number of vehicles and leads to the triple garage with three electric roller doors, power points and lighting.

TENURE - FREEHOLD

COUNCIL TAX BAND G

AGENTS REF: - DC/LS/YAR240032/24012024

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

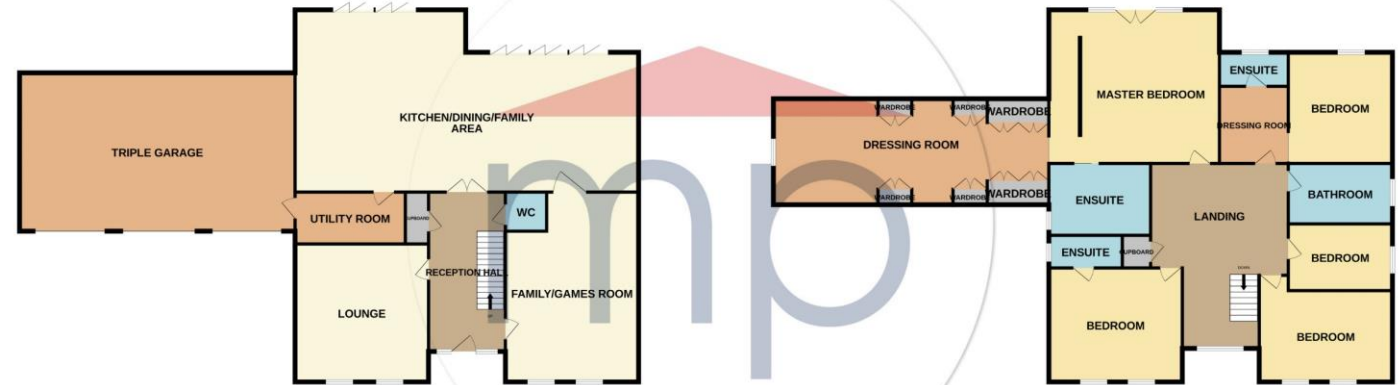


4 The Ridings, Eaglescliffe, Stockton-on-Tees, TS16 0GU



GROUND FLOOR

1ST FLOOR



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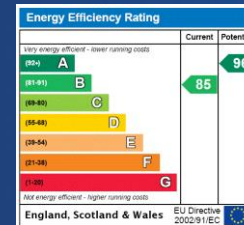
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