

CHALDRON WAY, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0SD



- ▲ Lounge With Electric Stove in A Feature Surround & Front Bay Window
- ▲ Dining Room with Double Glazed French Doors to The Rear Garden
- ▲ Kitchen With a Generous Range of Fitted Units, Built- In Range Oven and Wine Cooler
- ▲ Utility Room and Cloakroom/WC
- ▲ En-Suite Shower Room to The Master Bedroom and Family Bathroom with Four-Piece Suite
- ▲ Gas Central Heating System & Double Glazing
- ▲ Excellent Location Close to Highly Regarded Junior and Secondary Schooling and Transport Links

£260,000

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A sensibly priced four-bedroom detached family home set within the popular Kingsmead development in Eaglescliffe.

Enjoying a pleasant cul-de-sac setting with nicely presented gardens to front and rear, double width driveway & single garage.

GROUND FLOOR

ENTRANCE HALL

LOUNGE - 4.85m (15'11") x 4.11m (13'6") (into bay)

DINING ROOM - 2.74m x 2.46m (9' x 8'1")

KITCHEN - 3.4m x 2.77m (11'2" x 9'1")

UTILITY ROOM - 1.57m x 1.55m (5'2" x 5'1")

CLOAKROOM/W.C. - 1.55m x 1.12m (5'1" x 3'8")

FIRST FLOOR

LANDING

EN-SUITE SHOWER ROOM - 1.75m x 1.6m (5'9" x 5'3")

BEDROOM ONE - 4.14m (13'7") reducing to 3.23m (10'7") x 3.48m (11'5")

BEDROOM TWO - 4.2m x 2.67m (13'9" x 8'9")

BEDROOM THREE - 3.43m x 2.87m (11'3" x 9'5")

BEDROOM FOUR - 2.77m (9'1") reducing to 1.9m (6'3") x 2.7m (8'10")

TO VIEW: Tel: 01642 788878
59 High Street, Yarm, TS15 9BH

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BATHROOM - 2.08m x 1.9m (6'10" x 6'3")

EXTERNALLY - Lawned front garden with a variety of shrubs and a block paved path. A block paved double width driveway leads to the single garage with up and over door, power points and lighting. The rear garden is enclosed and mainly laid to lawn with shrub borders, a generous paved patio area and outside water tap.

AGENTS REF: - DJC/GD/YAR240038/19/02/2024

Council Tax Band: D **Tenure:** Freehold

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Tel: 01642 788878



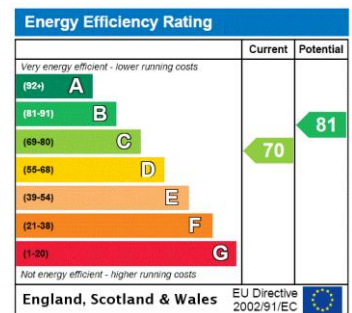
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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