



## Hunters Way, Eaglescliffe, Stockton-on-Tees, TS16 0PT

Completed in 2023 by Charles Church to their desirable 'Whinfell' design, this spacious semi-detached family home is arranged over three storeys and offers stylish, flexible living. Located on the popular Hunters Edge development, it combines modern comfort with convenient access to local amenities.

The ground floor features a hallway leading to a contemporary kitchen/dining room fitted with shaker-style units and integrated appliances including a fridge/freezer, dishwasher, double oven and hob. To the rear, a bright and spacious lounge opens onto the south-westerly facing garden through French doors, while a convenient W/C completes the downstairs accommodation.

On the first floor are three well-proportioned bedrooms served by a modern family bathroom with a shower over the bath. The impressive top floor is dedicated to the master suite, offering a large bedroom, dressing area and private en-suite shower room.

The property is warmed by gas central heating, double glazed throughout, and benefits from the remainder of the NHBC warranty.

Outside, the front garden is landscaped with shrubs, and a long block-paved driveway provides ample off-street parking, leading to a detached garage with power. To the rear, the garden enjoys a sunny south-westerly aspect, mainly laid to lawn with borders and a gravel patio.

Hunters Edge is conveniently located within easy reach of Yarm High Street with its excellent range of shops, cafés and restaurants. The property is also well positioned for local schools, Tesco supermarket and bus routes, while Allens West train station and the A66 are close by, providing excellent transport links across the North-East.

£284,000

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HALL

LOUNGE

16'6" x 13'8" (5.03m x 4.17m)

KITCHEN/DINING ROOM

11'7" x 9'2" (3.53m x 2.79m)

DOWNSTAIRS WC

5'6" x 2'10" (1.68m x 0.86m)

LANDING

BEDROOM TWO

13'5" x 8'2" (4.09m x 2.49m )

BEDROOM THREE

9'8" x 9'7" (2.95m x 2.92m)

BEDROOM FOUR

10' x 8' (3.05m x 2.44m)

BATHROOM

6'7" x 5'6" (2.01m x 1.68m)

LANDING

MASTER BEDROOM

22'5" x 13' max (6.83m x 3.96m max)

ENSUITE

8'2"x 5'6" (2.49mx 1.68m)

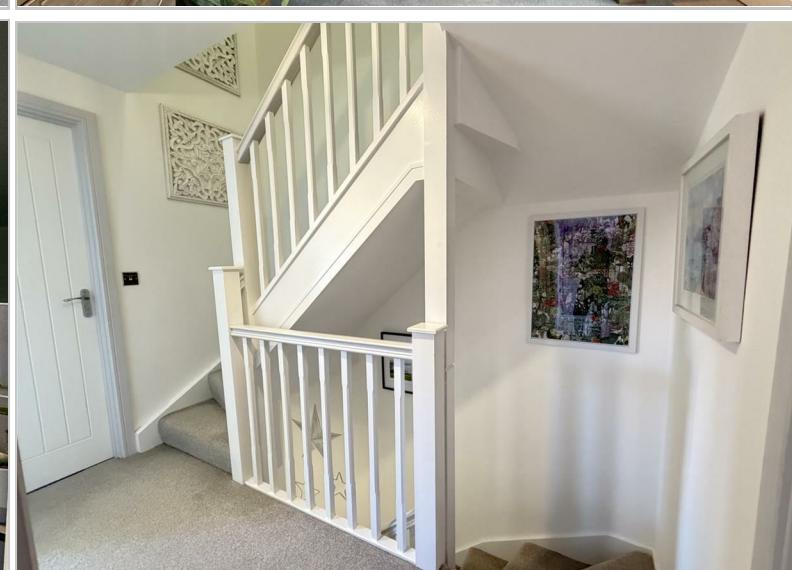
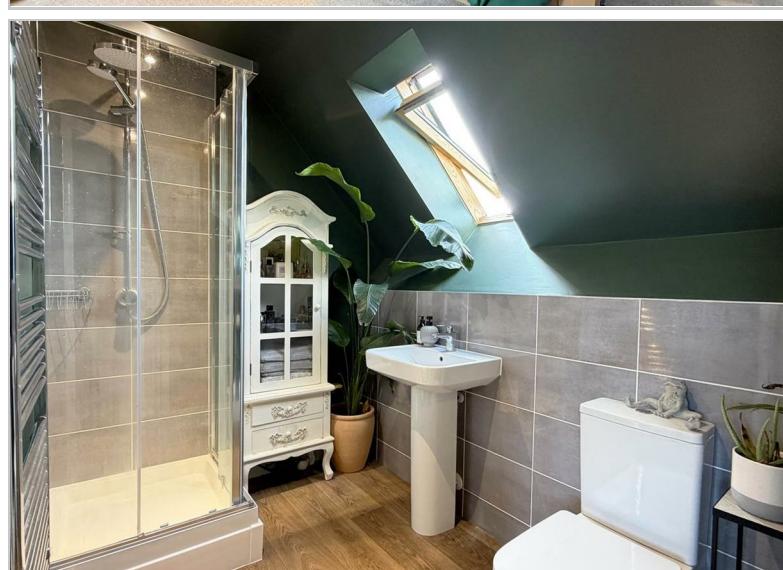
GARAGE

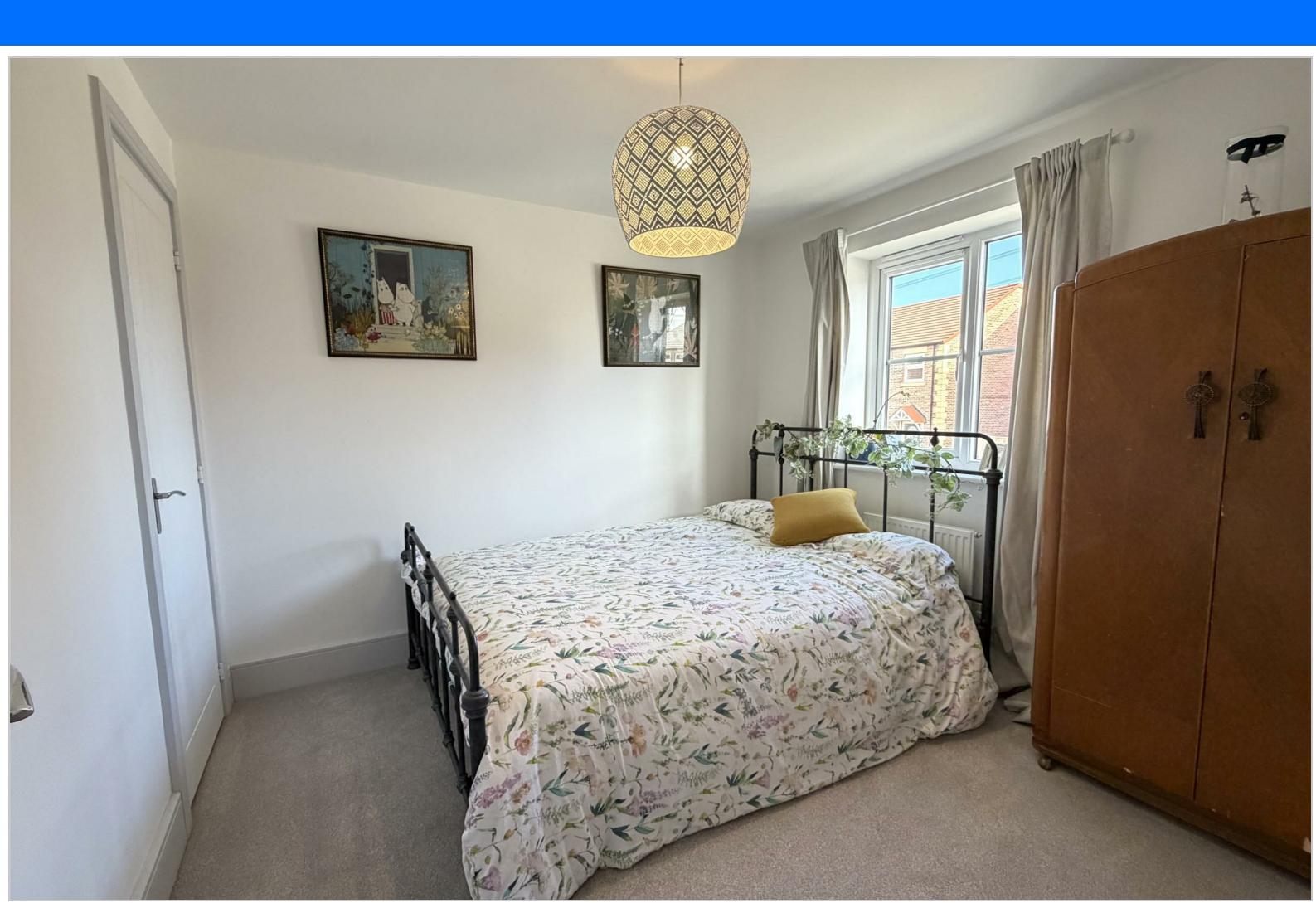
19'1" x 9'8" (5.82m x 2.95m)

## AML PROCEDURE

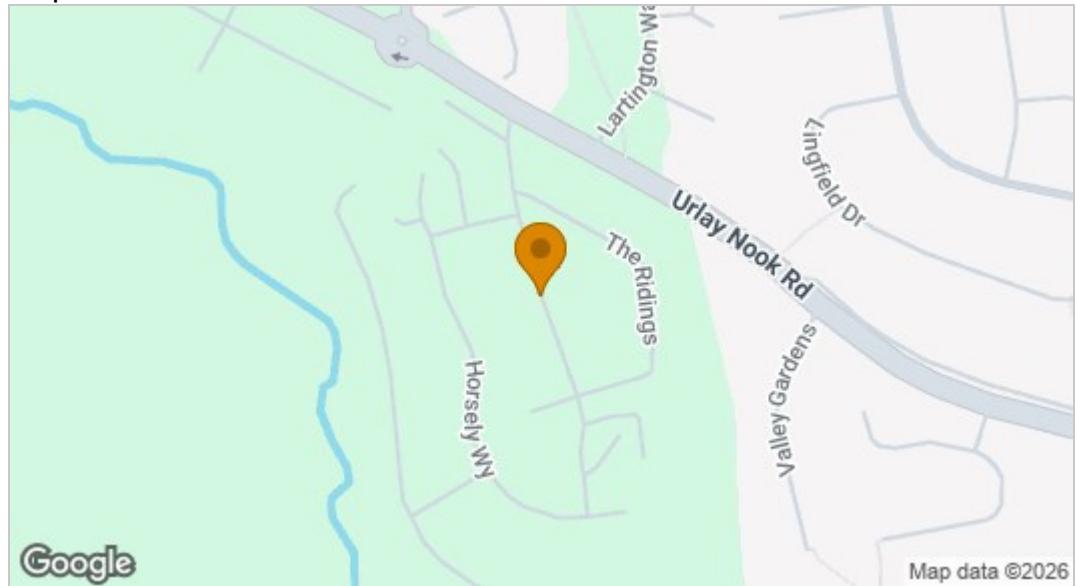
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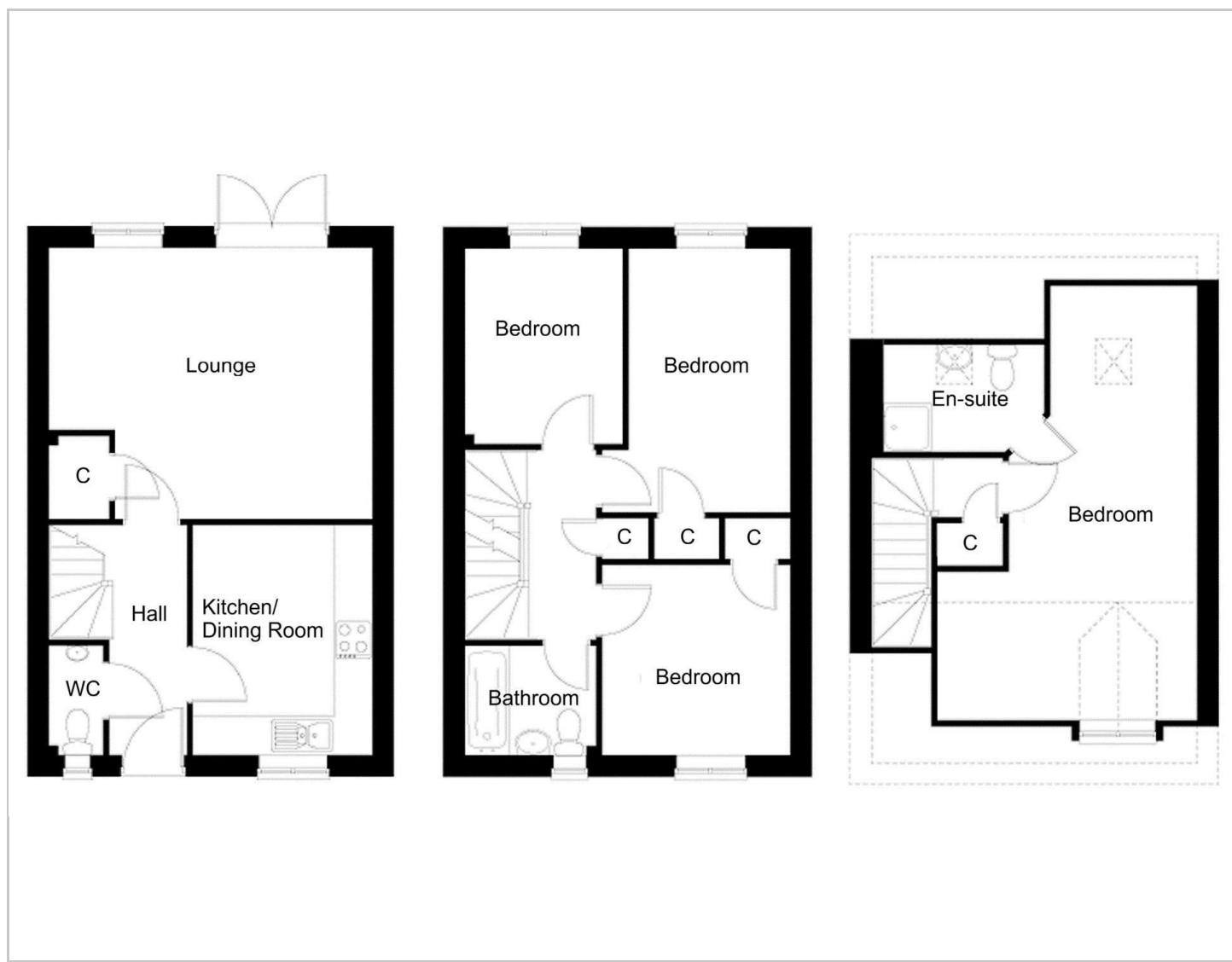




## Map



## Floor Plan



## VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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