



## Aberdovey Drive, Eaglescliffe, TS16 9EZ

This beautifully presented and recently upgraded four bedroom detached home, offered with no onward chain, sits on a corner plot in a quiet cul-de-sac, adjacent to a green belt in a popular area of Eaglescliffe. With a south-facing rear garden, detached garage and a host of modern improvements, it's an ideal choice for potential buyers seeking a stylish and comfortable family home.

Inside, the property offers an extended entrance porch and hallway that lead into a spacious lounge, complete with a gas fire and an attractive marble fireplace. The heart of the home is a refitted open plan kitchen and dining area, enjoying contemporary shaker style units, integrated appliances including a gas hob and double oven, and a peninsular breakfast bar. French doors open out to the garden. A convenient downstairs W/C adds to the practicality.

Upstairs, there are three generous double bedrooms, two with fitted wardrobes, plus a large single bedroom. The recently installed modern bathroom includes a shower over the bath.

The home benefits from double glazed windows, gas central heating, and newly fitted internal doors.

Externally, the property is not overlooked at the front or rear, and features a long concrete print driveway leading to a detached garage. The rear garden offers a lawn, sunny patio area, and practical additions such as an outdoor tap and power outlet.

Located within easy reach of Yarm High Street's shops, cafes, and restaurants, the property is also well-positioned for access to local primary and secondary schools, Sunningdale Shops, and public transport routes. Eaglescliffe Train Station and the A66 are nearby, providing excellent links across the North-East.

Offers Over £285,000





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PORCH

HALL

LOUNGE

14'3" x 12'11" (4.34m x 3.94m)

WC

4' x 3'11" (1.22m x 1.19m)

KITCHEN/DINING ROOM

20' x 11'10" (6.10m x 3.61m)

LANDING

BEDROOM ONE

14'5" x 8'10" (4.39m x 2.69m)

BEDROOM TWO

10'8" x 10'7" (3.25m x 3.23m)

BEDROOM THREE

10'8" x 6'2" (3.25m x 1.88m)

BEDROOM FOUR

9'4" x 7'3" (2.84m x 2.21m)

BATHROOM

6'1" x 6'1" (1.85m x 1.85m)

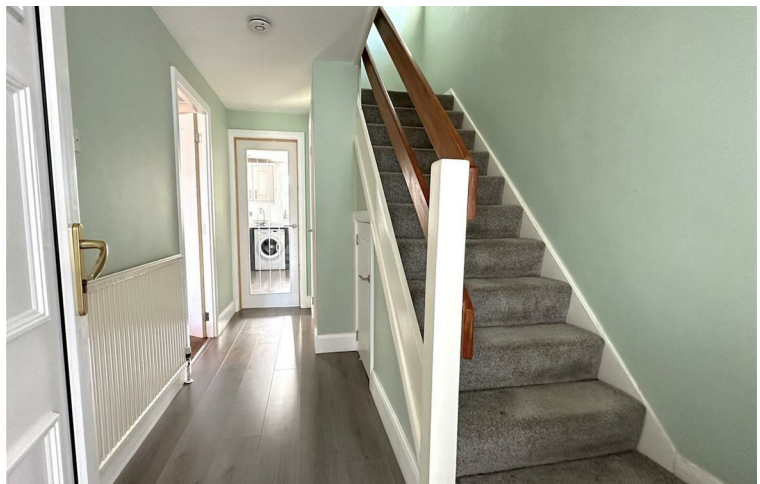
AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



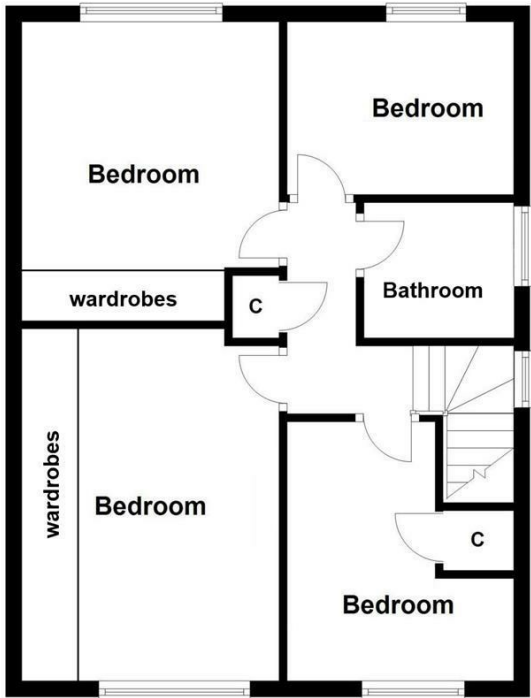
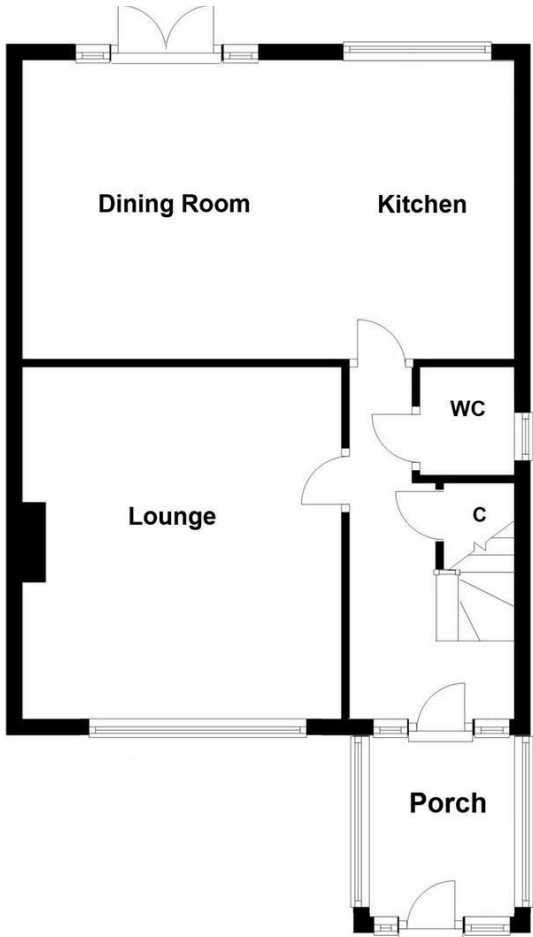
Tel: 01642 248248

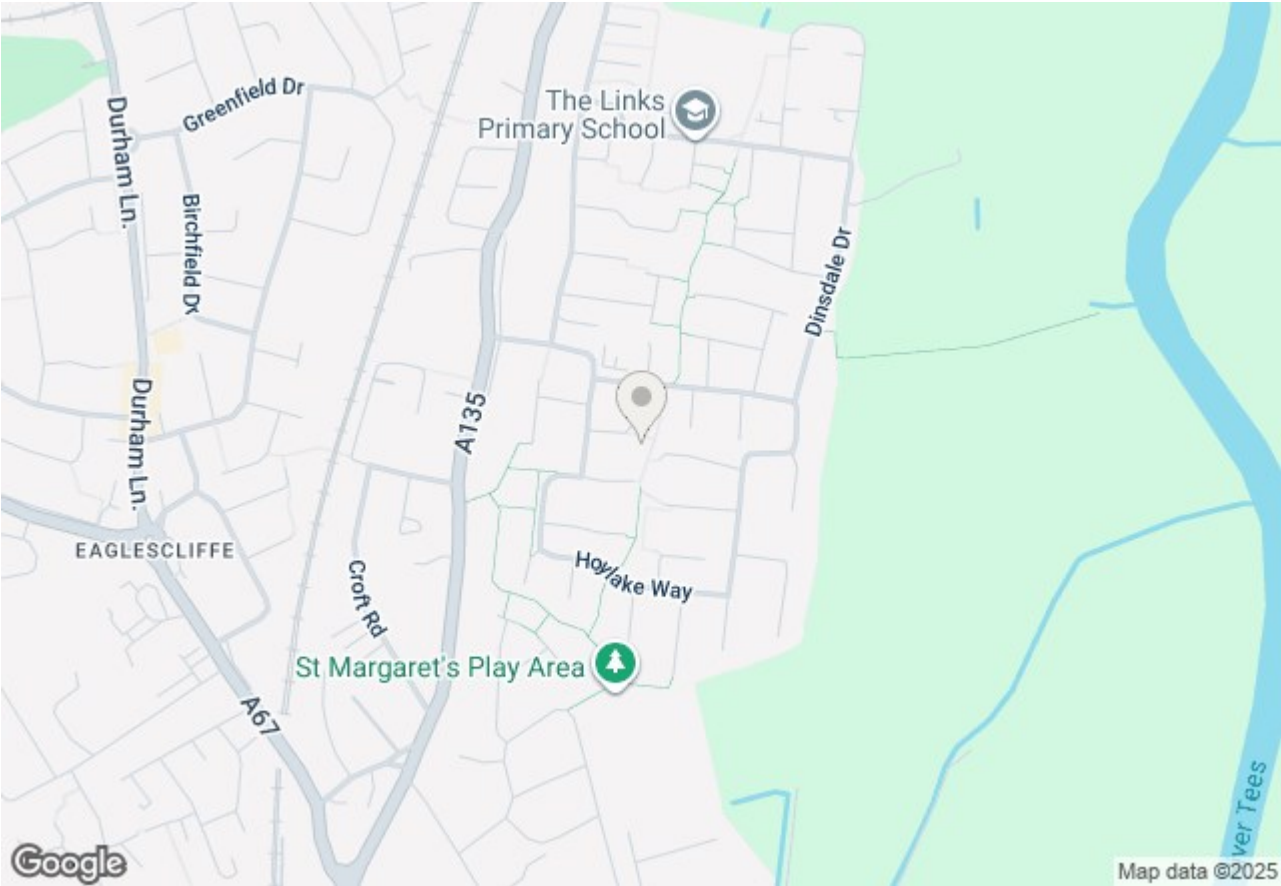








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	81
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 	

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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101 High Street, Yarm, TS15 9BB  
[yarm@gowlandwhite.co.uk](mailto:yarm@gowlandwhite.co.uk)

Tel: 01642 248248