



The Oval, Eaglescliffe, TS16 0BF

No onward chain !! This stunning four bedroom detached property built by Redcastle Homes 8 years ago is situated in the sought-after West Acres Park in Eaglescliffe, with views overlooking a mature green belt. Occupying a corner plot offering a good level of privacy, the home has been impressively upgraded to an exceptionally high standard. This family home is located within close proximity to local schools, shops and a short distance from Yarm High Street.

You enter the property via an entrance porch that leads into a hallway, custom fitted with Sharps storage under the stairs. The ground floor includes a convenient WC, a study, and a generously sized lounge, with a bioethanol fire and elegant window shutters. The centrepiece of the home is the open plan kitchen and dining area, with shaker style units, a Belfast sink, and integrated Zanussi appliances, including a double oven, hob, and dishwasher. Bi-folding doors seamlessly merge the indoors with the garden. The kitchen is complemented by a utility area which has been added within the integral garage, equipped with sink, plumbing for washing machine, and storage. Oak flooring throughout the ground level rooms adds a further quality touch.

Upstairs, the property offers four well appointed bedrooms, three being good sized doubles. The master suite features a separate dressing room fitted with Sharps wardrobes and a luxurious en-suite, with spacious walk-in shower. A contemporary family bathroom completes the upper level.

It feels like no detail has been overlooked in this beautiful property, with double glazing, gas central heating, hardwired ethernet connection to the lounge and 3 bedrooms and a boarded loft space.

Externally, there are landscaped gardens to the front and rear plus a spacious side garden with durable composite decking (6.6m x 8.5m), planned with low maintenance in mind. A good sized block-paved double width driveway leads to the larger than average garage, with a remote-controlled door.

Offers Over £359,950



The Oval, Eaglescliffe, TS16 0BF

HALL

STUDY

11'9" x 5'9" (3.58m x 1.75m)

WC

5'9" x 2'11" (1.75m x 0.89m)

LOUNGE

14'3" x 14'4" (4.34m x 4.37m)

KITCHEN/DINING ROOM

20'11" x 17'1" (6.38m x 5.21m)

LANDING

BEDROOM ONE

17'9" x 11'8" (5.41m x 3.56m)

ENSUITE

5'8" x 7" (1.73m x 2.13m)

BEDROOM TWO

14'3" x 12'1" (4.34m x 3.68m)

BATHROOM

7'7" x 6'3" (2.31m x 1.91m)

BEDROOM THREE

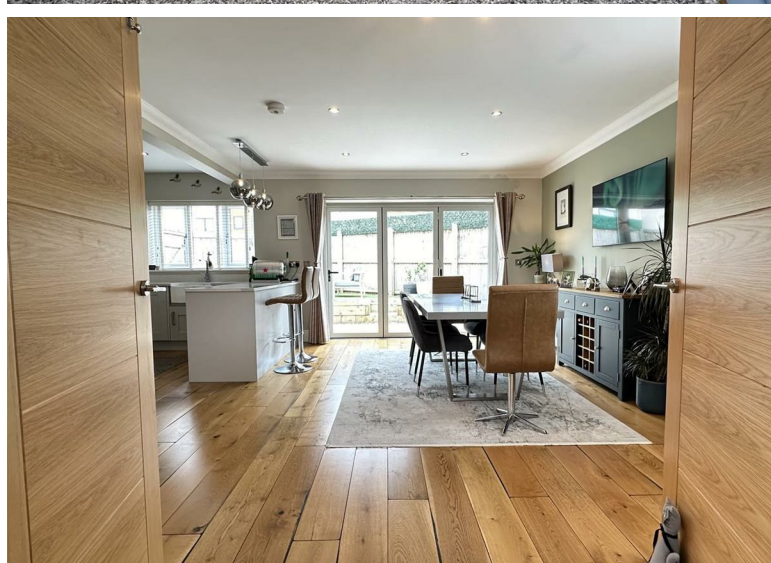
10'2" x 13'5" (3.10m x 4.09m)

BEDROOM FOUR

6'1" x 10'6" (1.85m x 3.20m)

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.

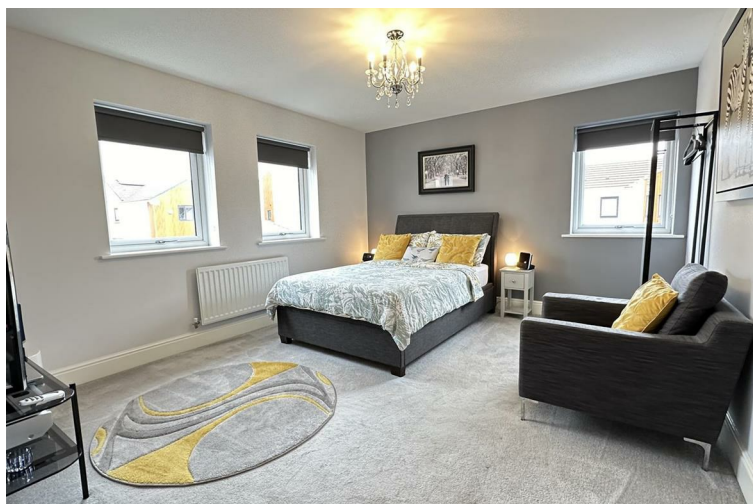


Tel: 01642 248248

The Oval, Eaglescliffe, TS16 0BF



The Oval, Eaglescliffe, TS16 0BF



Tel: 01642 248248

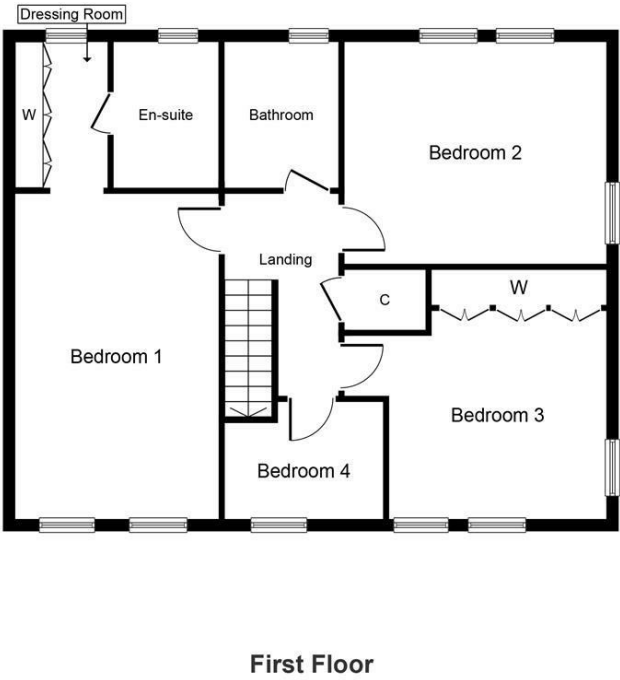
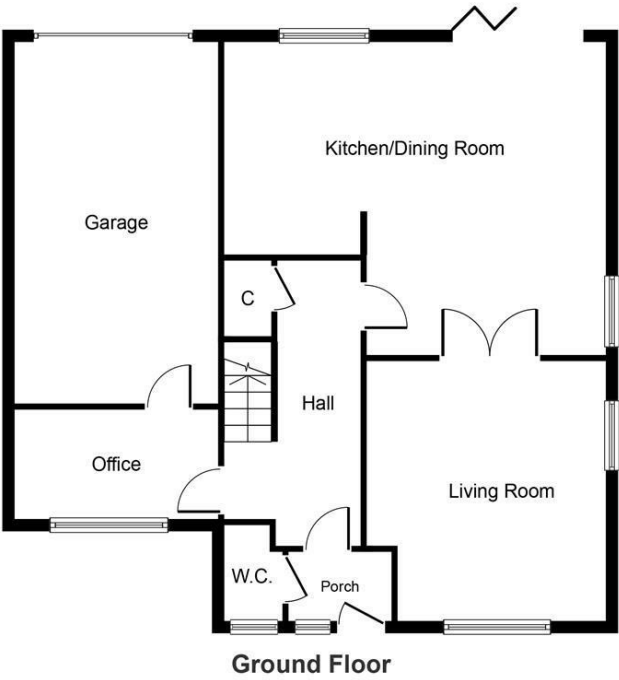


The Oval, Eaglescliffe, TS16 0BF



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com

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.

101 High Street, Yarm, TS15 9BB
yarm@gowlandwhite.co.uk

Tel: 01642 248248