GowlandWhite



Kirkwall Walk, Eaglescliffe, TS16 0GS

This impressive four bedroom detached home occupies a corner plot within a pleasant cul de sac on the Sadlers View development. Immaculately presented throughout, the property offers spacious and well-planned accommodation ideally suited to modern family living.

The welcoming entrance hall sets the tone for the accommodation, with a bespoke understairs storage cupboard and access to a convenient ground floor WC. The generous lounge is a bright and comfortable room, enhanced by a feature bay window that floods the space with natural light, and on-trend paneling.

Beautifully appointed in a classic shaker design, the kitchen/dining room offers an excellent range of storage and workspace alongside a range cooker, integrated fridge freezer, washing machine, dishwasher and wine cooler. French doors lead directly to the rear patio and garden, making this a fantastic space for everyday living.

To the first floor, the main bedroom benefits from a stylish en-suite shower room. There are three further well-proportioned bedrooms and a modern family bathroom fitted with a shower over the bath. Further benefits include gas central heating and double glazing throughout.

Externally, the property occupies a generous corner plot with attractive gardens. The rear garden is enclosed by a brick wall and has been thoughtfully designed with lawn, patio and borders, creating an enjoyable outdoor space. To the front, a double-width driveway leads to a single garage, providing ample off road parking.

Sadlers View is perfectly placed within walking distance of Yarm High Street and Allens West railway station, while Teesside International Airport is just a short drive away. The area is particularly popular with families, benefiting from well regarded schooling including Egglescliffe Secondary School and Sixth Form College, together with Durham Lane and Junction Farm Primary Schools.

£325,000

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HALLWAY

DOWNSTAIRS WC
5'6" x 2'9" (1.68m x 0.84m)

LOUNGE
17'1" x 10'4" (5.21m x 3.15m)

KITCHEN/DINING ROOM
25'11" x 9'8" (7.90m x 2.95m)

LANDING

BEDROOM ONE
14'1" x 9'11" (4.29m x 3.02m)

ENSUITE
7'9" x 5'1" (2.36m x 1.55m)

BEDROOM TWO
11'8" x 9'11" (3.56m x 3.02m)

BEDROOM THREE
11'7" x 10'8" (3.53m x 3.25m)

BEDROOM FOUR
8'7" x 8'5" (2.62m x 2.57m)

BATHROOM
8'3" x 6'10" (2.51m x 2.08m)

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.









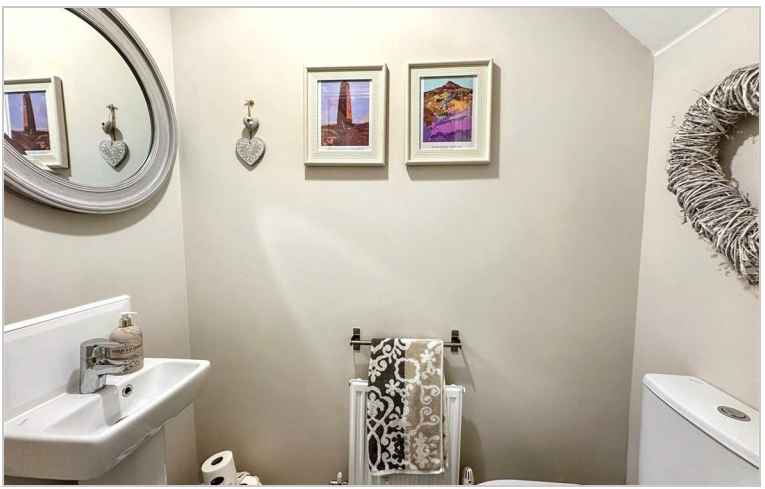

TOAST & MARMALADE











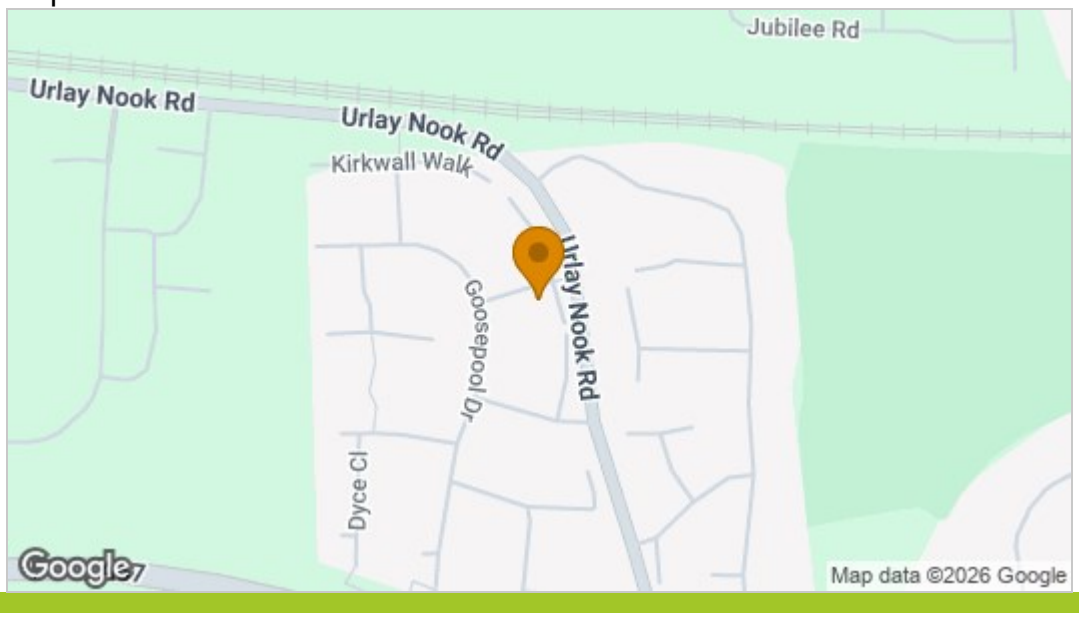




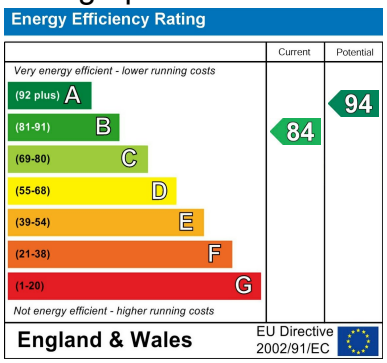




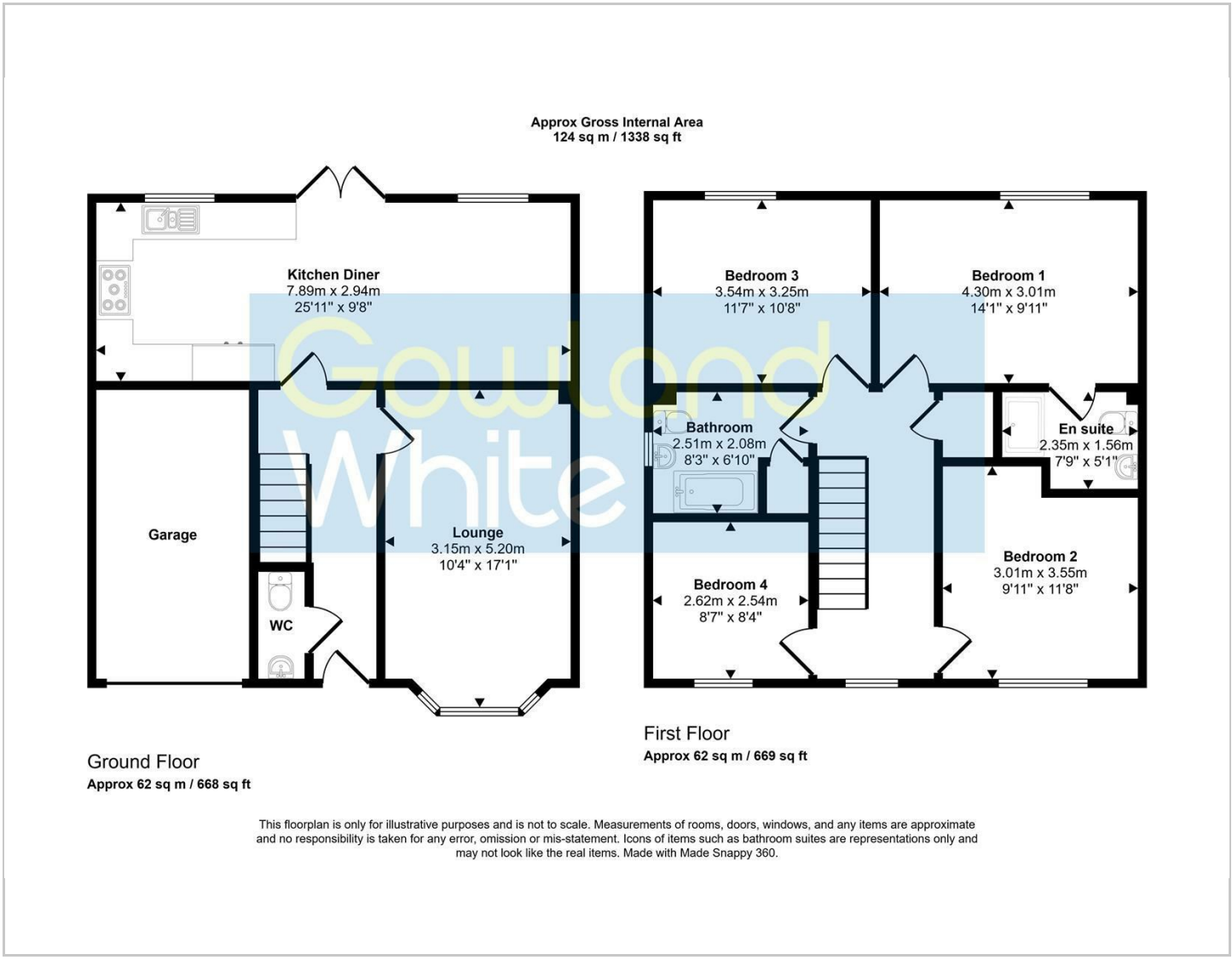
Map



EPC graph



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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