



## Yarm Road, Eaglescliffe, TS16 0BH

Occupying a generous plot of approximately a quarter of an acre and enjoying a prime position on Yarm Road, this detached four bedroom dormer bungalow offers space, character and a wonderfully mature west facing garden. Rich in period features, it presents a distinctive home with excellent access to local schooling just close by, Preston Park's riverside walks and convenient transport links via the A66 and a nearby mainline railway station, just a 10 minute walk away.

The property provides gas central heating, part double glazing and part secondary glazing to the front, alongside solar panels and many attractive period touches, including feature fireplaces.

A welcoming hallway with its original door leads into a choice of reception spaces, including a front bedroom or sitting room with a bay window and fireplace and a comfortable lounge featuring a further bay window and a multi-fuel burning stove. The dining room flows naturally into a good sized conservatory, creating an inviting space for everyday living and entertaining. The kitchen/breakfast room is traditionally styled, fitted with a Belfast sink, double oven and hob and offers room for informal dining. A ground floor bathroom completes this level.

Upstairs, the dormer extension provides three further bedrooms. The master bedroom enjoys its own en-suite shower room, while the additional double bedroom and fourth single bedroom, currently used as a study, offer excellent flexibility for family life.

Externally, the home is surrounded by generous, established gardens that feel wonderfully private and mature. The west facing rear garden enjoys the afternoon and evening sun. To the front and side, a block paved driveway provides ample parking and leads to a larger-than-average double length tandem garage with utility space, complemented by a summerhouse within the garden.

**Offers Over £375,000**



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HALL

LOUNGE

14'7" x 12'4" (4.45m x 3.76m)

BEDROOM/RECEPTION ROOM

13'6" x 12'4" (4.11m x 3.76m)

KITCHEN

17'5" x 10'11" (5.31m x 3.33m)

DINING ROOM

12'11" x 13' (3.94m x 3.96m)

CONSERVATORY

11'9" x 11'1" (3.58m x 3.38m)

BATHROOM

8'10" x 6'7" (2.69m x 2.01m)

LANDING

BEDROOM ONE

11'9" x 10'2" (3.58m x 3.10m)

ENSUITE

6'8" x 5' (2.03m x 1.52m)

BEDROOM THREE

12'9" x 6'6" (3.89m x 1.98m)

BEDROOM FOUR

7'7" x 11'9" (2.31m x 3.58m)

AML PROCEDURE

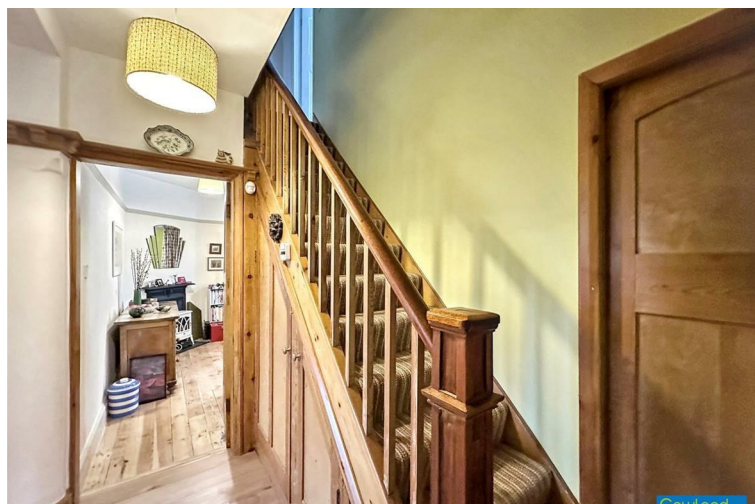
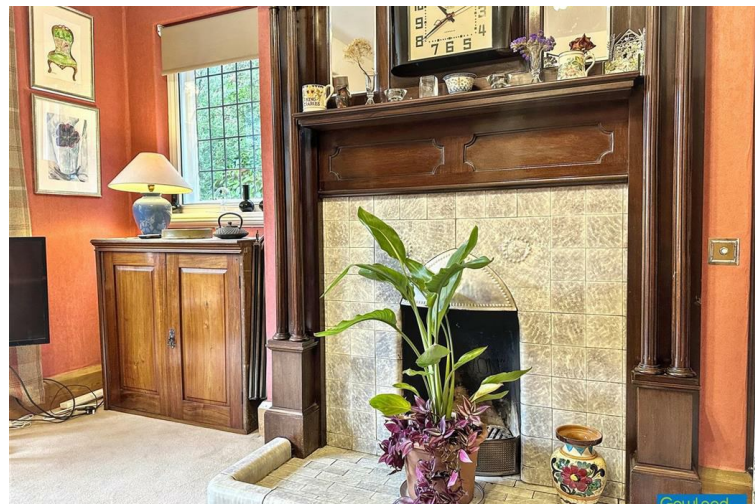
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Tel: 01642 248248



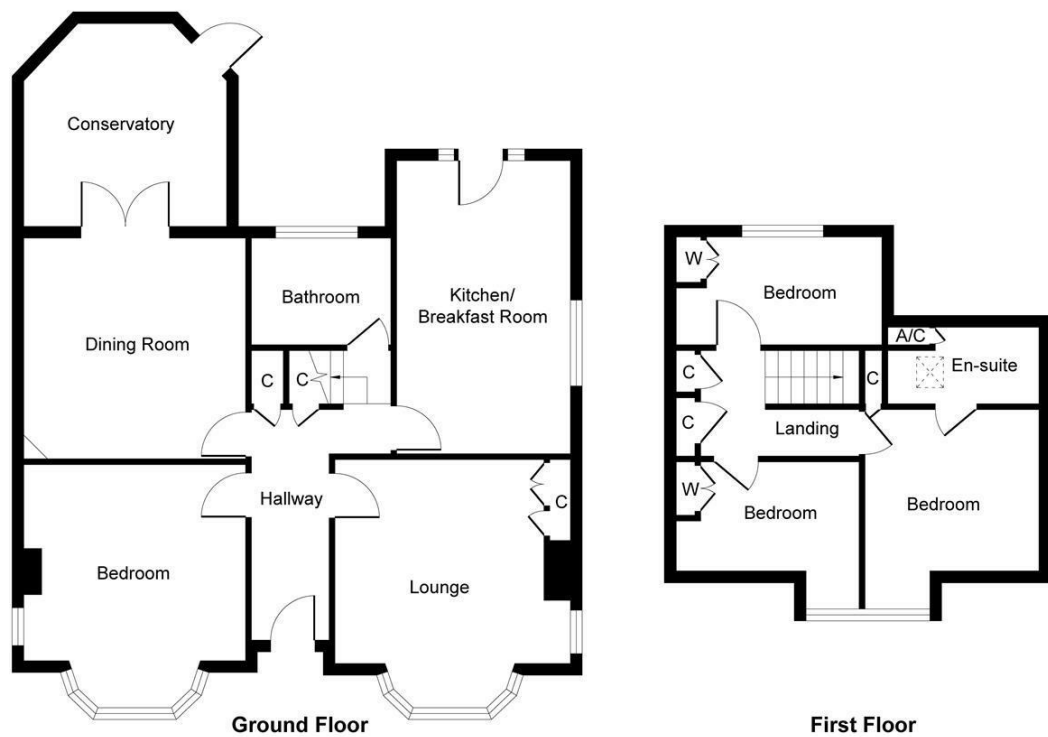
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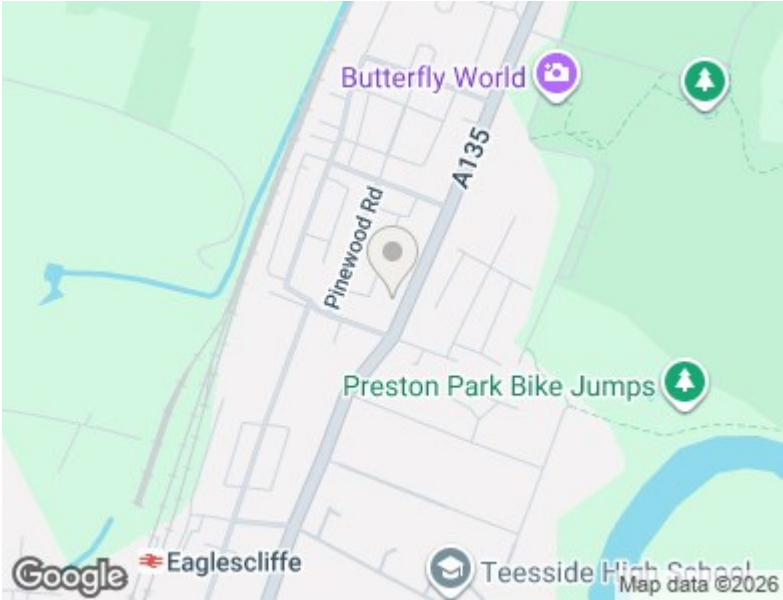
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements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

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