GowlandWhite



Carr Bridge Close, Eaglescliffe, TS16 0GY

Occupying a pleasant cul-de-sac within a sought-after Charles Church development just off Aislaby Road, this impressive six-bedroom detached family home offers spacious accommodation over three floors. A short distance from Yarm High Street, with its excellent independent shops, bars, restaurants and amenities, the property also enjoys picturesque riverside walks nearby.

Situated within the catchment areas for Egglescliffe, Eaglescliffe and Yarm schools, with excellent transport links including nearby railway stations, major road networks and Teesside International Airport.

The well-presented accommodation briefly comprises an entrance hallway, generous lounge with bay window and fireplace, separate dining room with double French doors to the rear garden, study with French doors, cloakroom/WC, and a spacious kitchen fitted with a five-burner Smeg range cooker, built-in microwave and dishwasher. A separate utility room adds practicality.

To the first floor are four double bedrooms, three with built-in wardrobes. The main bedroom has an en-suite shower room, while the family bathroom includes both a bath and a large separate shower cubicle.

The second floor provides two further double bedrooms plus a bathroom with shower enclosure, ideal for larger families, guests or home working.

Externally, the property is approached via a tidy tiered front garden and a block-paved driveway leading to a double garage measuring approximately 18' x 17'2". The west-facing rear garden is thoughtfully landscaped over two levels, with a patio and decked entertaining area above and a lawned garden below, complemented by well-stocked borders featuring established wisteria and magnolia.

Further benefits include gas central heating via a dual-zone Hive heating system and double glazing throughout.

A superb family home in a highly desirable location.

Offers In The Region Of £525,000

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HALLWAY

LOUNGE
19'5" x 11'6" (5.92m x 3.51m)

KITCHEN
11'3" x 10'7" (3.43m x 3.23m)

DINING ROOM
11'7" x 9'7" (3.53m x 2.92m)

UTILITY ROOM
8'1" x 5'5" (2.46m x 1.65m)

GROUND FLOOR WC
5'5" x 2'9" (1.65m x 0.84m)

STUDY
12'1" x 9'3" (3.68m x 2.82m)

LANDING

BEDROOM ONE
12'11" x 9'4" (3.94m x 2.84m)

ENSUITE
8'3" x 4'1" (2.51m x 1.24m)

BEDROOM TWO
11'11" x 8'3" (3.63m x 2.51m)

BATHROOM
9'9" x 6'10" (2.97m x 2.08m)

BEDROOM THREE
10'6" x 8'8" (3.20m x 2.64m)

BEDROOM FOUR
12'6" x 8'8" (3.81m x 2.64m)

LANDING

BEDROOM FIVE
15'10" x 12' (4.83m x 3.66m)

BEDROOM SIX
13'11" x 11'9" (4.24m x 3.58m)

BATHROOM
6'7" x 6'3" (2.01m x 1.91m)

DOUBLE GARAGE
18' x 17'2" (5.49m x 5.23m)

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.









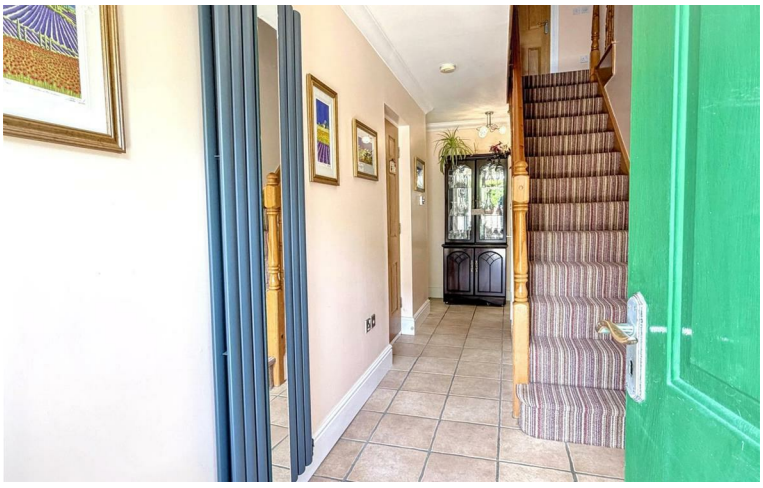
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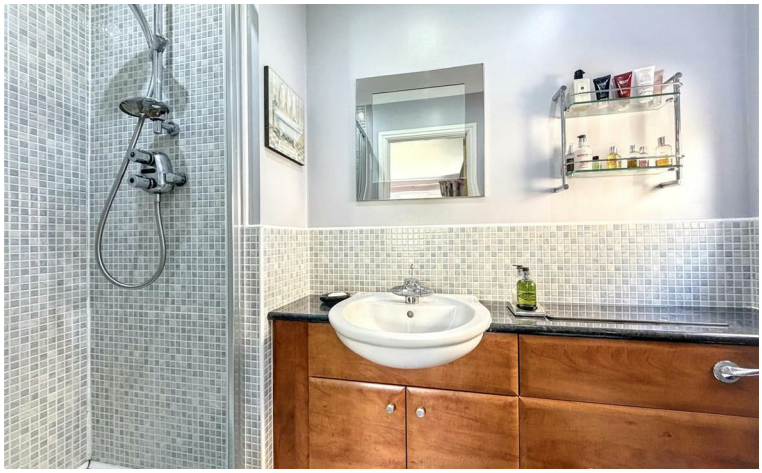








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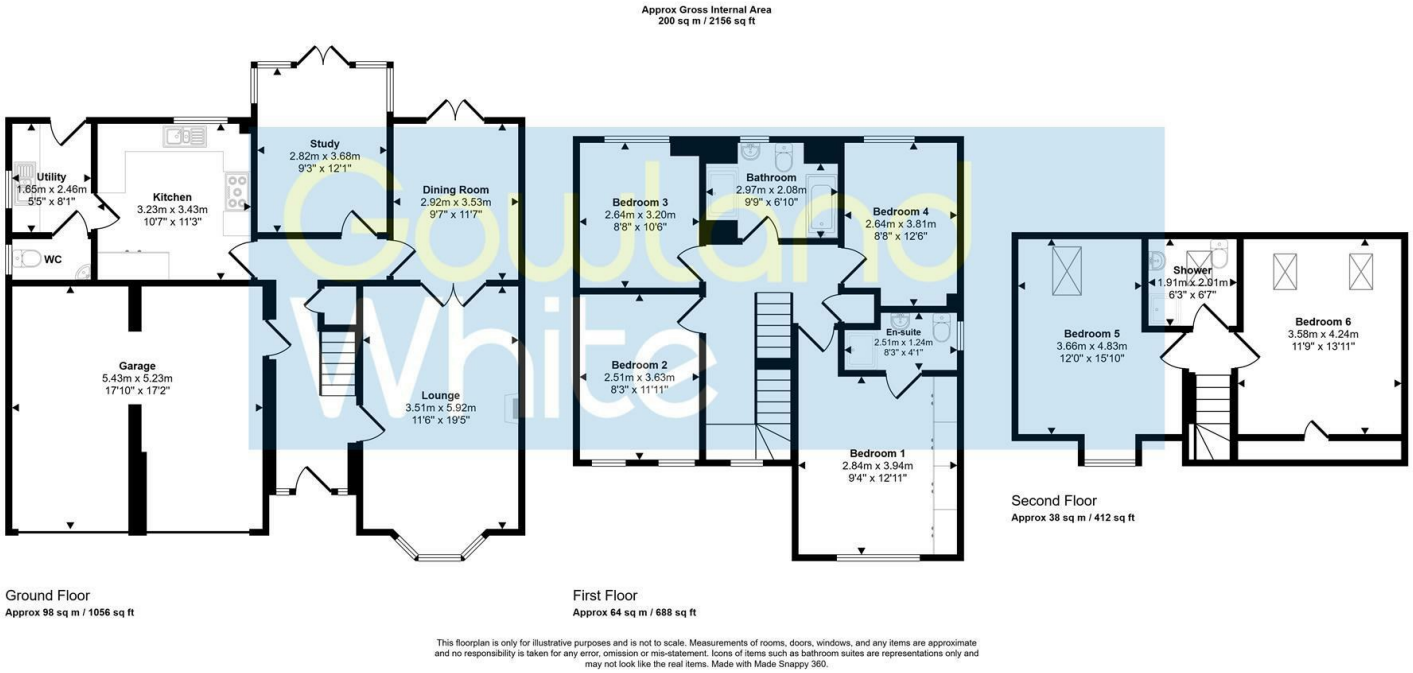


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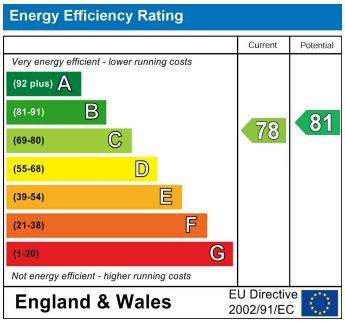


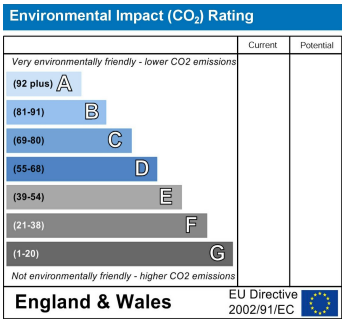


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VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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