



## Clarence Road, Eaglescliffe, Eaglescliffe, TS16 0DE

FOUR BEDROOM DETACHED BUNGALOW situated in a highly sought after Eaglescliffe location, nestled in a cul-de-sac off Albert Road.

Boasting a substantial westerly facing rear garden, it offers a fantastic private outdoor space. Internally the accommodation spans over two floors, with the ground floor comprising entrance hall, good size lounge/dining room, a functional kitchen and a conservatory that provides picturesque views of the attractive rear garden. Additionally, there are three bedrooms, one of which could be utilised as a study, a bathroom with wc and a separate WC. An open wooden staircase leads to the upper floor which provides three further rooms to include a fourth bedroom and 2 additional rooms currently used as a bedroom and bathroom.

Stepping outside, to the front of the property is a garden and a long driveway leading to the detached single garage allowing for ample off road parking. To the side of the garage is a store cupboard and external wc. The large rear garden is mainly laid to lawn with borders, shrubs and planting, offering a high level of privacy. This is a wonderful garden for a family to enjoy outdoor entertaining and relaxing.

The property's close proximity to various amenities such as a Preston Park, Eaglescliffe Golf Club and Eaglescliffe Railway Station makes it convenient for both leisure and commuting. For sale with the benefit of no onward chain, this home will suit a range of buyers looking for versatile and flexible living space, set within a prime residential location.

Asking Price £420,000



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ENTRANCE HALL

LOUNGE

KITCHEN

11'2" x 9'10" (3.40 x 3.00)

SUN ROOM

19'11" x 7'9" (6.07 x 2.36)

CLOAKROOM/WC

4'1" x 3'9" (1.24 x 1.14)

GROUND FLOOR BEDROOM 1

14'10" x 9'9" (4.52 x 2.97)

GROUND FLOOR BEDROOM 2

10'5" x 9'9" (3.18 x 2.97)

GROUND FLOOR BEDROOM 3/OPTIONAL  
STUDY

10'4" x 7'8" (3.15 x 2.34)

GROUND FLOOR BATHROOM

8'5" x 6'7" (2.57 x 2.01)

FIRST FLOOR BEDROOM 4

19'6" x 10'0" (5.94 x 3.05)

ATTIC ROOM 1

10'6" x 10'1" (3.20 x 3.07)

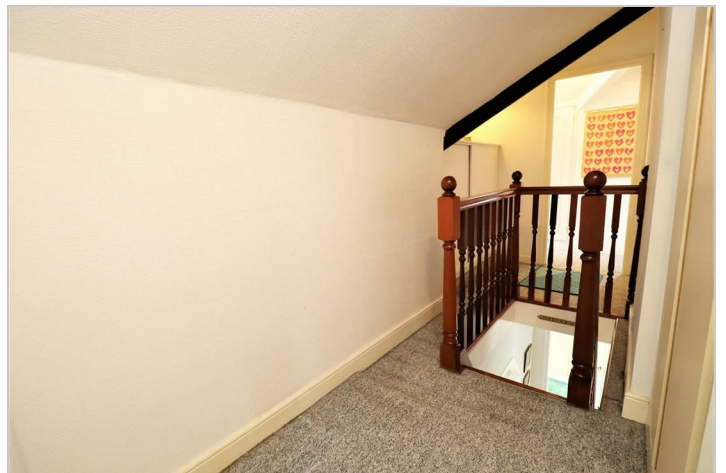
ATTIC ROOM 2

9'6" x 8'2" (2.90 x 2.49)

GARAGE

20'6" x 8'6" (6.25 x 2.59)

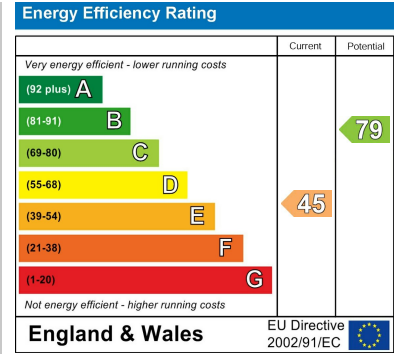




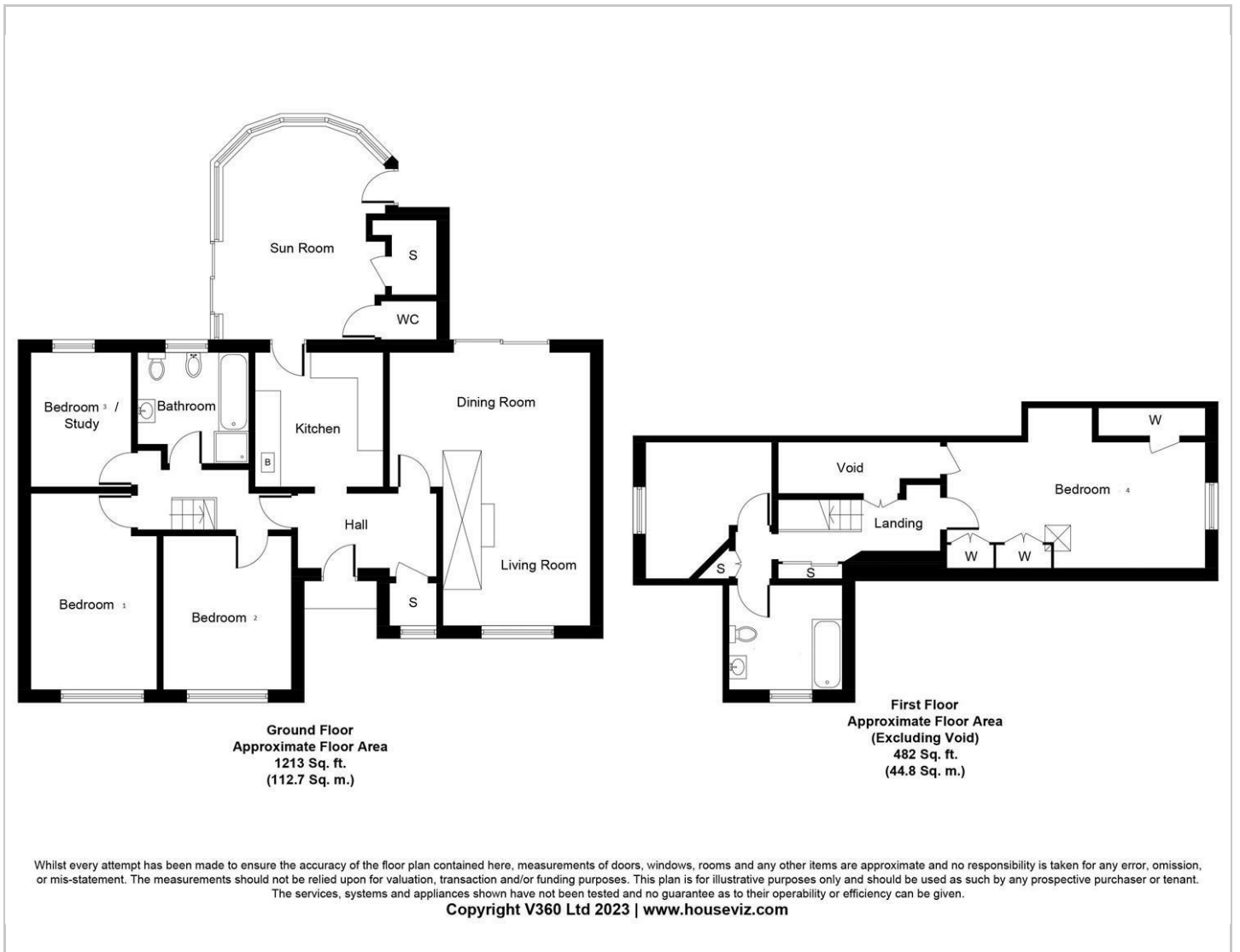
## Map



## 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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