



Diligence Way, Eaglescliffe, Stockton-On-Tees, TS16 0RR

This four bedroomed EXTENDED DETACHED property is positioned on the popular Kingsmead Development in Eaglescliffe. The property is situated within the catchment area for Durham Lane, Junction Farm Primary Schools and Egglescliffe Secondary School and is within easy access of Orchard Estate parade of Shops, a Tesco Supermarket and Yarm High Street with it's excellent variety of shops, cafes, bars and restaurants. For commuting Allens West train station is just a short walk and the A66 with access to good transport links is a short drive away.

Accommodation is gas centrally heated, double glazed and comprises feature open porch entrance with canopy, hallway, lounge with feature log burner, 20 foot kitchen/diner with integrated oven, hob and fridge freezer, utility room, ground floor cloaks/wc and a garden room with French doors opening into the rear garden. The first floor provides a 15 foot family bathroom fitted with a bath and separate shower enclosure, there are 4 bedrooms, the master benefitting fitted wardrobes and an ensuite shower room. There are gardens to the front and rear, the rear offering a fair level of privacy and having the advantage position of being south facing, a timber summer house is available by separate negotiation.

Off road parking is available to the driveway and attached garage. This property will likely appeal to the family buyer due to the size of the accommodation on offer and the location being within close proximity to all amenities a family will require.

Asking Price £268,950



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HALLWAY

LOUNGE

13'4" x 13'4" (4.06 x 4.06)

KITCHEN/DINER

9'1" x 20'4" (2.77 x 6.20)

UTILITY ROOM

4'10" x 4'10" (1.47 x 1.47)

W/C

3'11" x 4'10" (1.19 x 1.47)

GARDEN ROOM

8'1" x 11'5" (2.46 x 3.48)

BEDROOM ONE

8'9" x 9'4" (2.67 x 2.84)

ENSUITE

4'4" x 5'6" (1.32 x 1.68)

BEDROOM TWO

7'11" x 17'1" (2.41 x 5.21)

BEDROOM THREE

10'0" x 8'8" (3.05 x 2.64)

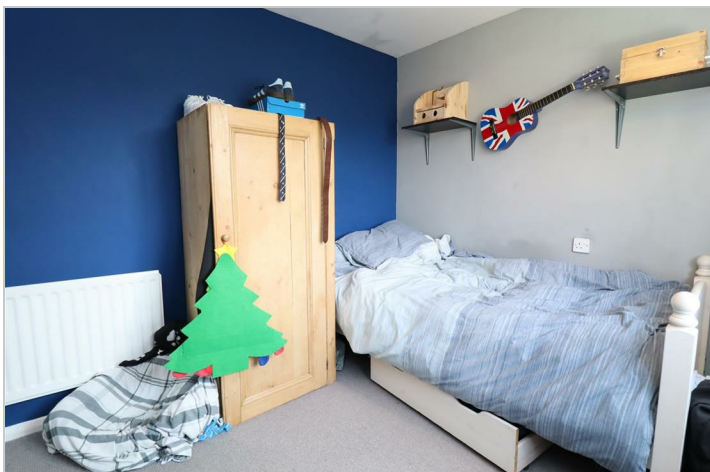
BEDROOM FOUR

8'9" x 9'4" (2.67 x 2.84)

FAMILY BATHROOM

5'6" x 15'1" (1.68 x 4.60)

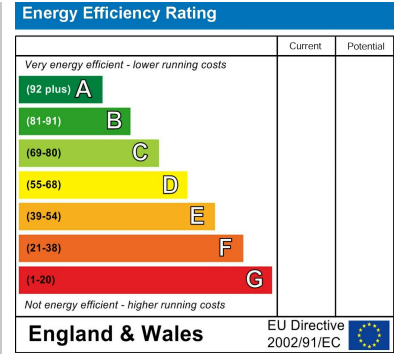




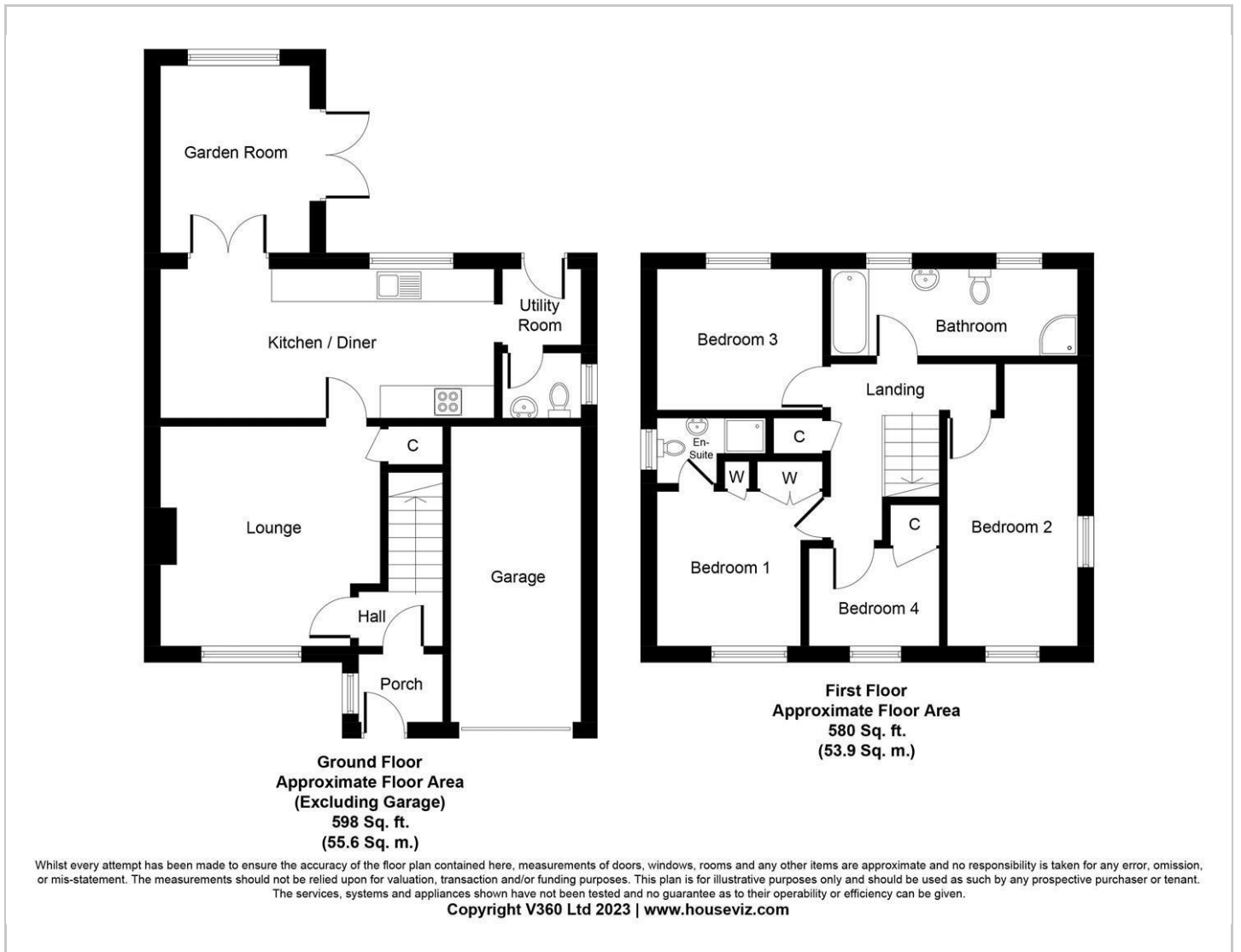
Map



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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