

Smith & Friends are pleased to offer for sale a superb four bedroom detached house which must be viewed internally to appreciate fully the spacious and well appointed family sized accommodation on offer.

The property offers excellent family sized accommodation with the benefit of four separate reception rooms, four good sized bedrooms, two bathrooms and a luxury refitted kitchen/ breakfast room all presented in immaculate decorative order throughout with oak effect laminate flooring to many rooms.

A particular feature of the property is the good sized plot on which it stands with an open plan front garden, driveway providing off street parking, integral garage and enclosed rear garden with patio area and large fully insulated garden work shop/Outside Office.

Hunters Green is located off Urray Nook Road on the outskirts of Eaglescliffe. In an attractive cul de sac location in a popular residential area close to local shops, excellent schools for all age groups, which includes Egglescliffe Secondary School, Graded Excellent and a short drive from historic Yarm High Street with its excellent shops, bars and restaurants and an excellent network of roads providing easy access to the surrounding residential and commercial areas including Durham Tees Valley Airport.

The accommodation briefly comprises: Entrance Hall with staircase to the first floor, ground floor Cloakroom/ wc, Reception Room/ Study, Dining/ Pool Room with pool table included in the sale, Lounge/ Snug with tiled flooring, Conservatory with french doors to the rear garden, Kitchen/ Breakfast Room with quality floor and wall units, fitted worksurfaces and breakfast bar, built in oven, hob, microwave and fridge/ freezer and tiled flooring, Landing, four good sized Bedrooms - master bedroom with En Suite Shower Room/ wc with white suite, three Bedrooms with Fitted Wardrobes and fully tiled family Bathroom/ wc with a refitted white suite and tiled flooring.

**Hunters Green, Eaglescliffe, Stockton-on-Tees, TS16 0NY**

**4 Bedroom - House - Detached**

**O.I.R.O £295,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: E**



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## GROUND FLOOR

### Entrance Hall

### Cloakroom/ wc

4'10 x 3'0 (1.47m x 0.91m)

### Reception Room/ Study

9'6 x 8'9 (2.90m x 2.67m)

### Dining/ Pool Room

15'7 x 11'10 (4.75m x 3.61m)

### Lounge/ Snug

11'11 x 9'8 (3.63m x 2.95m)

### Conservatory

9'6 '9'5 (2.90m '2.87m)

### Kitchen/ Breakfast Room

13'7 x 9'0 (4.14m x 2.74m)



## FIRST FLOOR

### Landing

### Bedroom 1

13'11 x 12'3 (4.24m x 3.73m)

### En Suite Shower Room/ wc

### Bedroom 2

13'10 x 8'6 (4.22m x 2.59m)

### Bedroom 3

10'7 x 9'5 (3.23m x 2.87m)

### Bedroom 4

10'2 x 7'11 (3.10m x 2.41m)

### Bathroom/ wc

7'1 x 6'4 (2.16m x 1.93m)



## OUTSIDE

### Integral Garage

17'2 x 8'6 (5.23m x 2.59m)

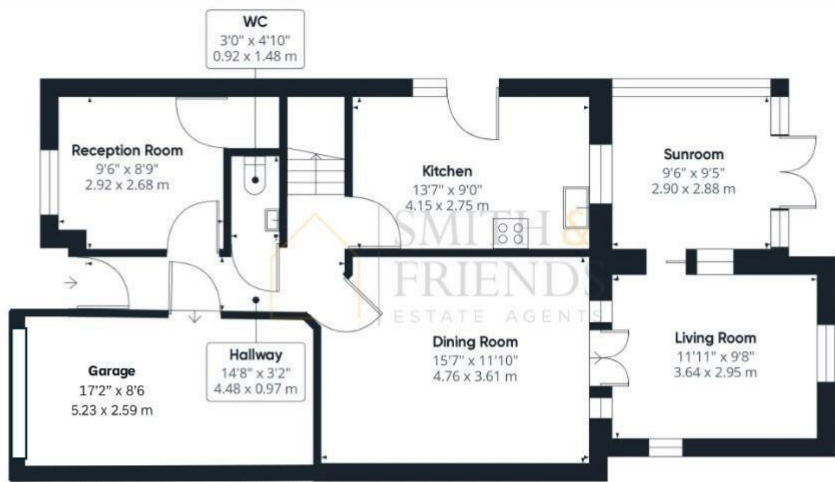


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Ground Floor



Floor 1

Approximate total area\*  
1286.52 ft<sup>2</sup>  
119.52 m<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	75	
(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

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