



Royal George Drive, Eaglescliffe - TS16 0RU



In Excess of £350,000



Royal George Drive

Eaglescliffe

This impressive four bedroom detached home offers spacious and versatile accommodation, making it an ideal choice for families seeking comfort and style. Upon entering the property, you are greeted by a welcoming entrance hall leading to a snug or study room, perfect for home working or relaxing. The generous lounge and dining area provide a superb space for entertaining, while the adjoining garden room brings in an abundance of natural light and offers delightful views of the rear garden. The modern fitted kitchen is well-equipped with quality appliances and ample storage, complemented by a convenient ground floor WC. Upstairs, the property features four well-proportioned bedrooms, including a master suite with a walk-in wardrobe and a stylish en-suite shower room. The family bathroom is finished to a high standard, serving the remaining bedrooms. With UPVC double glazing and gas central heating throughout, this home ensures year-round comfort and efficiency.

Externally, the property boasts a double driveway providing ample off-road parking, as well as a double garage for secure vehicle storage or additional workspace. The beautifully maintained rear garden is a true highlight, featuring a spacious patio area and a well-kept lawn. This private outdoor space offers plenty of room for children to play or for keen gardeners to enjoy. The garden's thoughtful design creates a tranquil retreat while remaining easy to maintain, making it perfectly suited to busy family life. With excellent kerb appeal and a sought-after location, this property combines practical features with attractive outdoor living.

Council Tax band: E

Tenure: Freehold



Entrance Hall

14' 6" x 6' 2" (4.43m x 1.87m)

Snug

9' 8" x 9' 0" (2.94m x 2.74m)

WC

Lounge / Diner

23' 4" x 11' 0" (7.12m x 3.35m)

Garden Room

10' 5" x 9' 10" (3.17m x 2.99m)

Kitchen

15' 4" x 8' 11" (4.68m x 2.73m)

Utility Room

6' 10" x 5' 4" (2.09m x 1.63m)

Landing

Bathroom

7' 0" x 5' 6" (2.13m x 1.67m)

Bedroom 1

16' 8" x 10' 4" (5.07m x 3.14m)

Walk-in Wardrobe

6' 2" x 4' 11" (1.87m x 1.51m)

En-suite

6' 6" x 5' 4" (1.97m x 1.63m)

Bedroom 2

12' 8" x 10' 9" (3.86m x 3.27m)

Bedroom 3

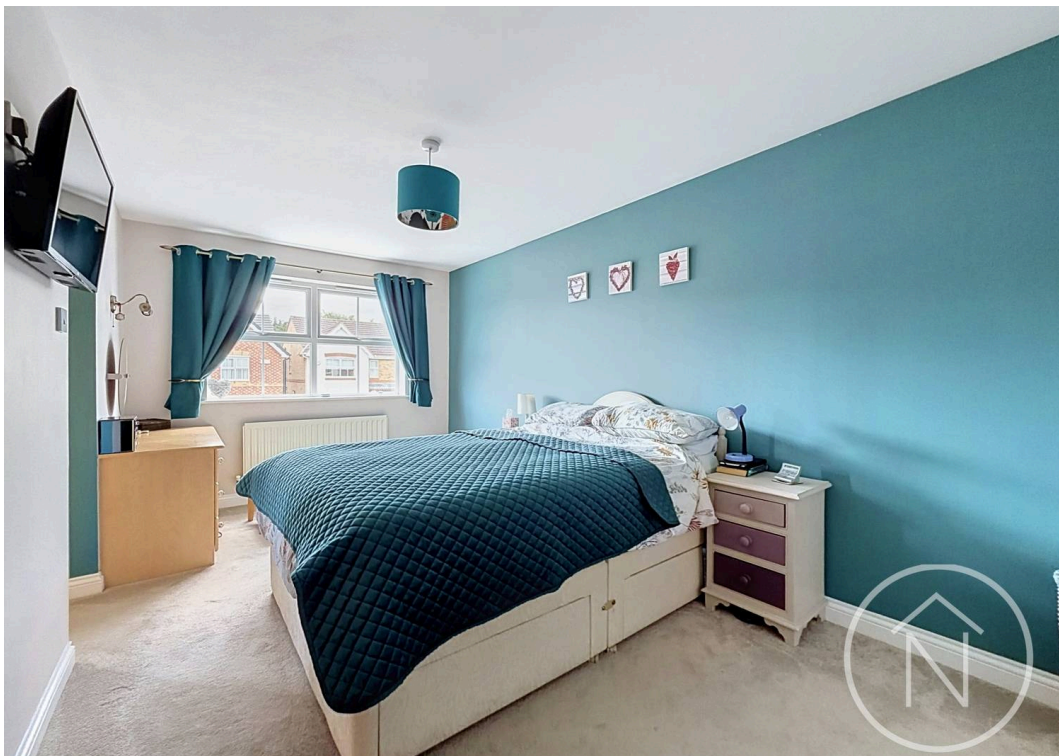
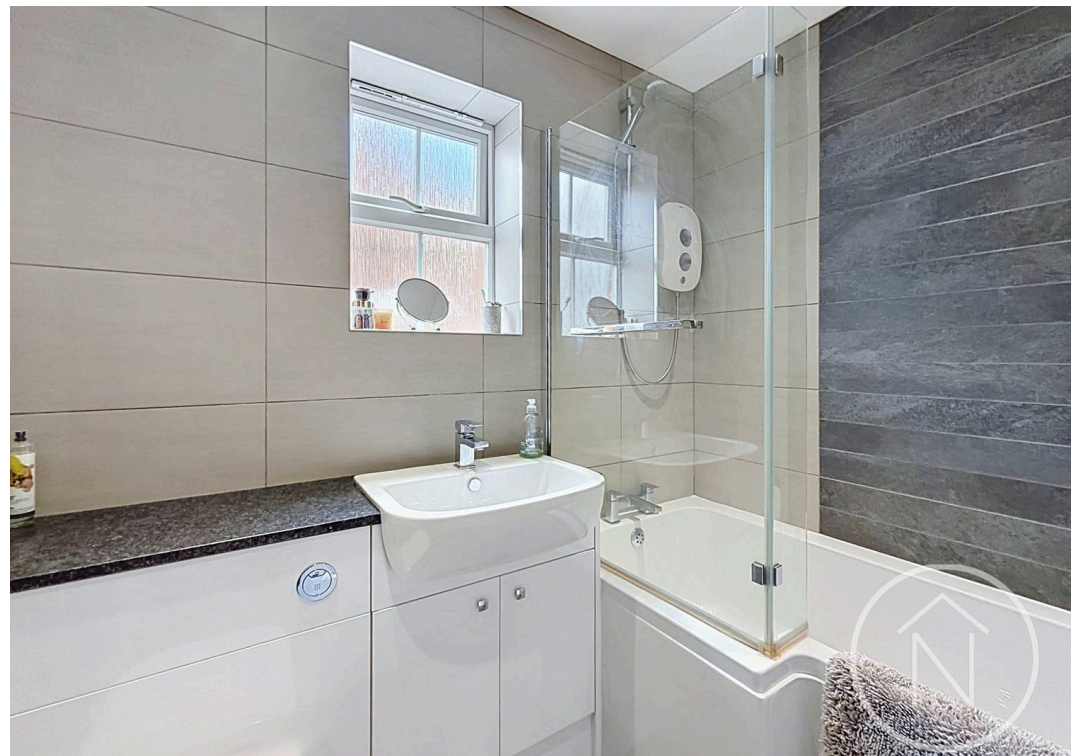
12' 3" x 8' 4" (3.73m x 2.54m)

Bedroom 4

9' 11" x 9' 1" (3.03m x 2.77m)

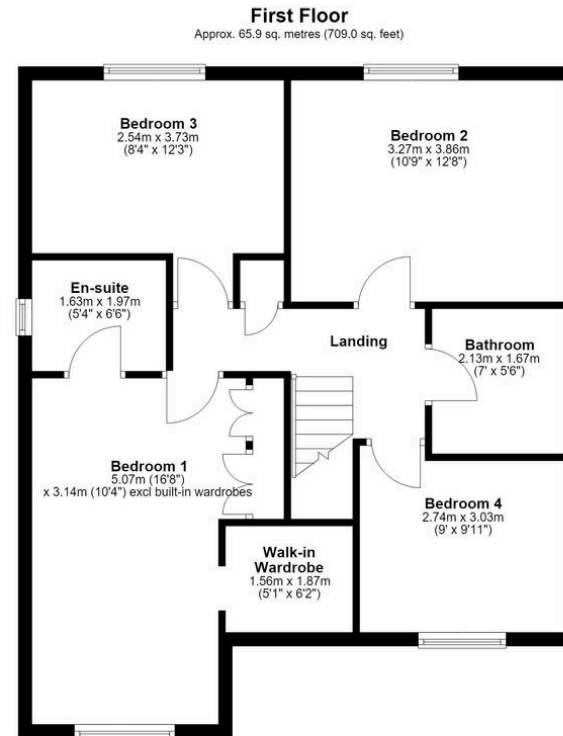
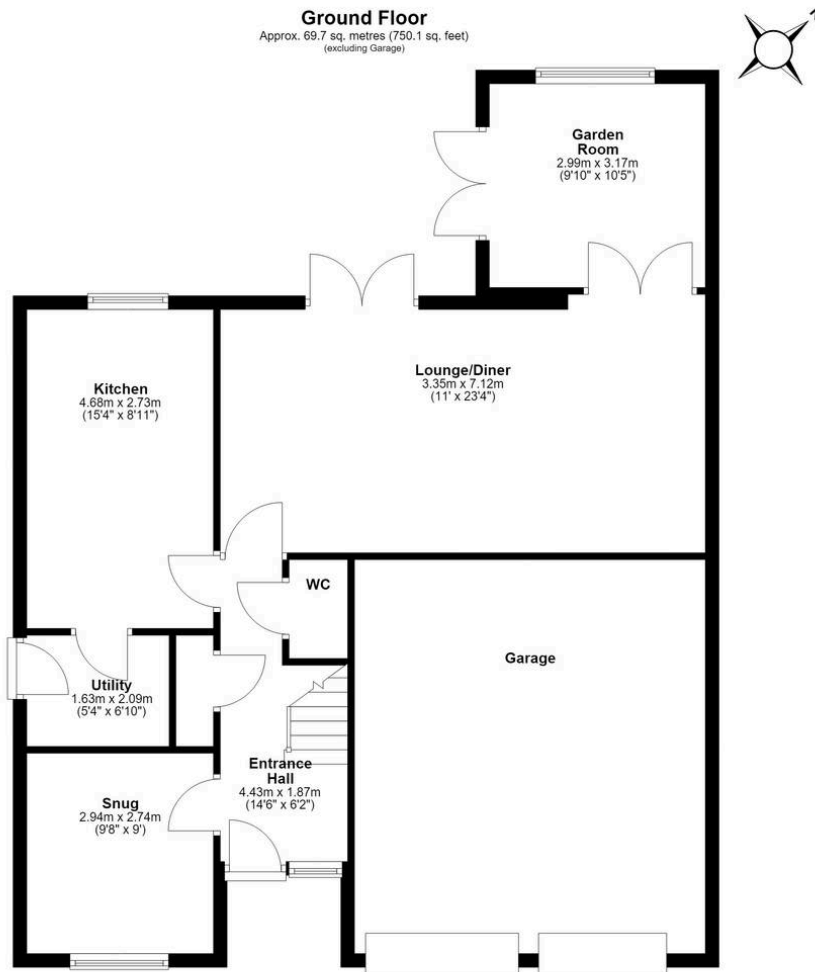












Total area: approx. 135.6 sq. metres (1459.2 sq. feet)

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While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.