

Goosepool Drive, Eaglescliffe



£260,000

**IH** INGLEBY HOMES







Situated within the desirable 'Sadlers View' development in Eaglescliffe, and built to this very popular 'Taylor Wimpey' design. This attractive three bedroom detached property certainly merits early inspection.

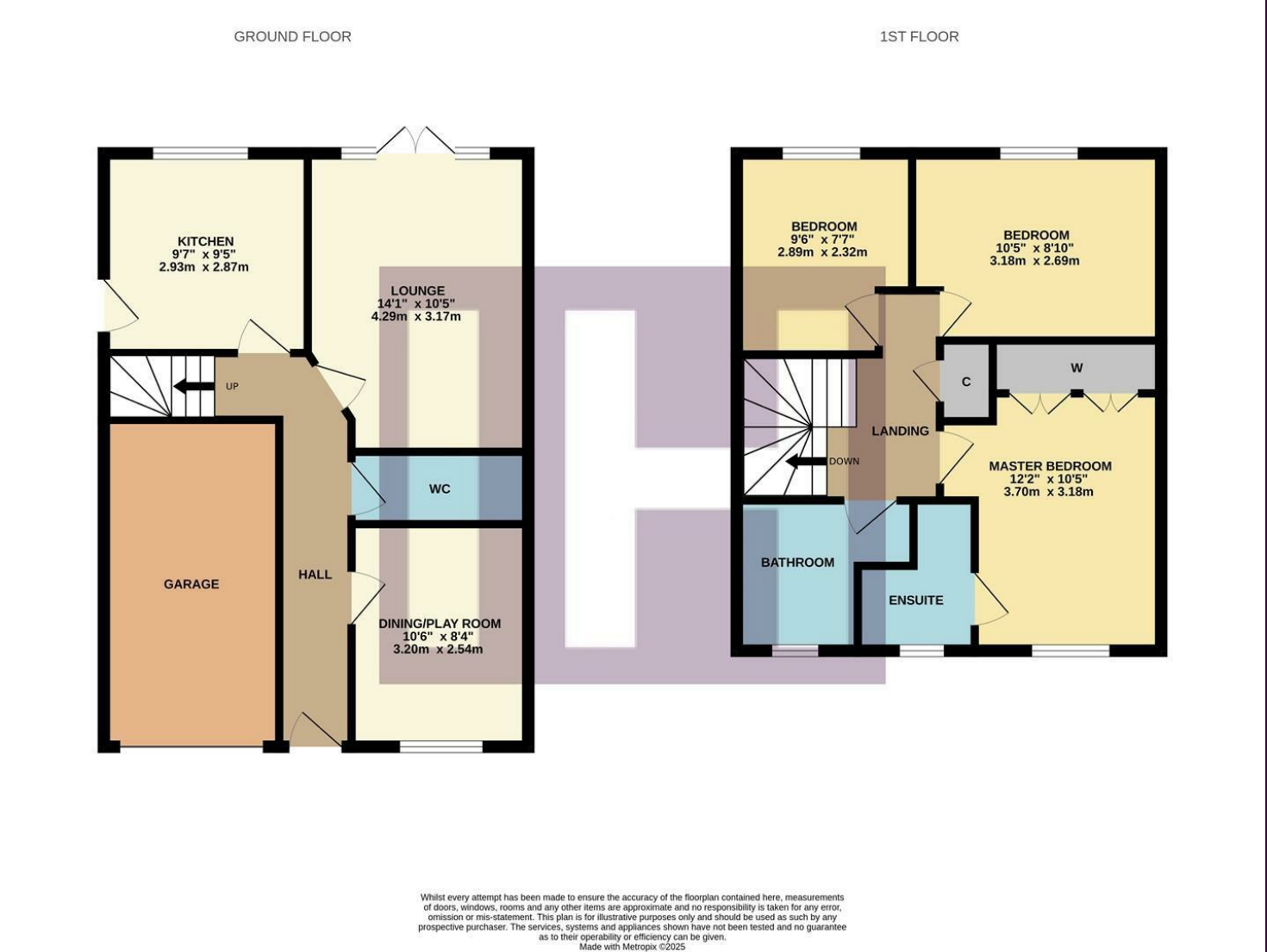
Enjoying a generous plot, with lawned front and rear gardens, garage and drive, whilst being well positioned for highly thought of local schooling and terrific amenities.

Briefly the accommodation comprises an entrance hall, cloakroom/WC, dining/sitting room, modern fitted kitchen/breakfast room and spacious lounge with 'French' doors to the garden on the ground floor. The first floor brings three good bedrooms, 'Master' with ensuite and fitted robes, separate family bathroom.





# The Layout



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Current		Potential	Current		Potential
83		95			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

# The Location



Council Tax Band: D  
Tenure: Freehold



- Desirable 'Sadlers View' development in Eaglescliffe
- Impressive three-bedroom detached home
- Separate lounge, dining/sitting room, and modern fitted kitchen
- 'Master' bedroom with robes and ensuite
- Fully tiled, upgraded family bathroom
- Attractive gardens, drive and garage