



**Langdon Way, Eaglescliffe, TS16 0GE**  
**4 Bed - House - Detached**  
**£345,000**

**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: E**



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ESTATE AGENTS

# Langdon Way

## Eaglescliffe Stockton-On-Tees TS16 0GE

Occupying a prime corner plot on the highly desirable Langdon Way, Eaglescliffe, this beautifully presented four bedroom detached family home is offered in excellent modern condition throughout and provides generous, well-designed living space ideal for contemporary family life.

The property begins with a welcoming entrance hallway and includes a convenient downstairs WC, spacious living areas, and a layout perfectly suited to both everyday living and entertaining. A standout feature of the property is the impressive sun room spanning the full width of the rear of the home, fitted with bi-fold doors opening directly onto the garden, creating a seamless indoor-outdoor connection. Flooded with natural light, this versatile space is ideal for dining, relaxing, or hosting guests.

To the rear, the home enjoys an exceptionally large garden which is not overlooked, offering a high degree of privacy. A decked seating area provides the perfect setting for outdoor entertaining, summer gatherings, or quiet relaxation.

Upstairs, there are four well-proportioned bedrooms, supported by two bathrooms, making the property ideal for families or those requiring flexible space for home working or guests.

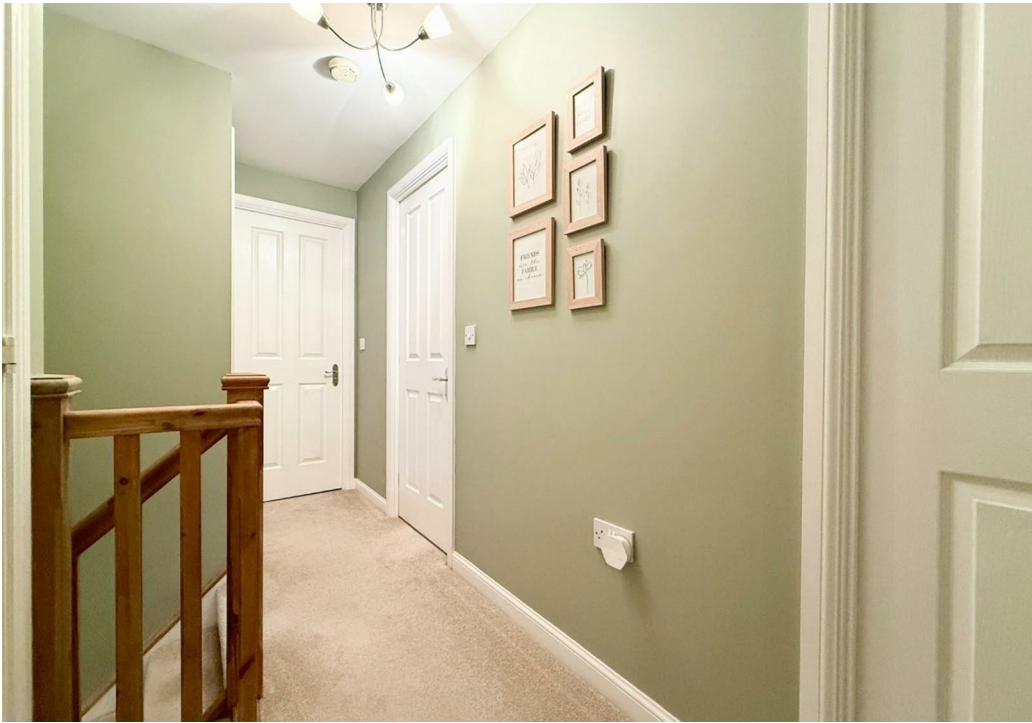
Externally, the property benefits from an integral garage and a double-width driveway providing ample off-street parking. The corner plot position enhances both privacy and kerb appeal.

Conveniently located close to highly regarded schools, local amenities, Eaglescliffe train station, and excellent road links including the A19, this outstanding home offers space, privacy, and lifestyle in one of Eaglescliffe's most sought-after residential locations.

Early viewing is highly recommended - Contact Smith & Friends Estate Agents - Ingleby Barwick











## GROUND FLOOR

### Entrance Hallway

### Living Room

15'2" x 10'5" (4.63m x 3.20m)

### Dining Room

8'11" x 8'11" (2.73m x 2.73m)

### Kitchen

10'11" x 8'10" (3.35m x 2.71m)

### Utility Room

5'10" x 5'2" (1.78m x 1.60m)

### W/C

5'2" x 2'9" (1.60m x 0.86m)

### Sun Room

25'3" x 9'5" (7.70m x 2.89m)



## FIRST FLOOR

### Landing

### Master Bedroom

13'3" x 10'8" (4.06m x 3.27m)

### En-Suite

7'10" x 2'6" (2.41m x 0.77m)

### Bedroom 2

11'8" x 8'7" (3.56m x 2.63m)

### Bedroom 3

10'8" x 9'10" (3.27m x 3.00m)

### Bedroom 4

9'8" x 6'10" (2.95m x 2.10m)

### Family Bathroom

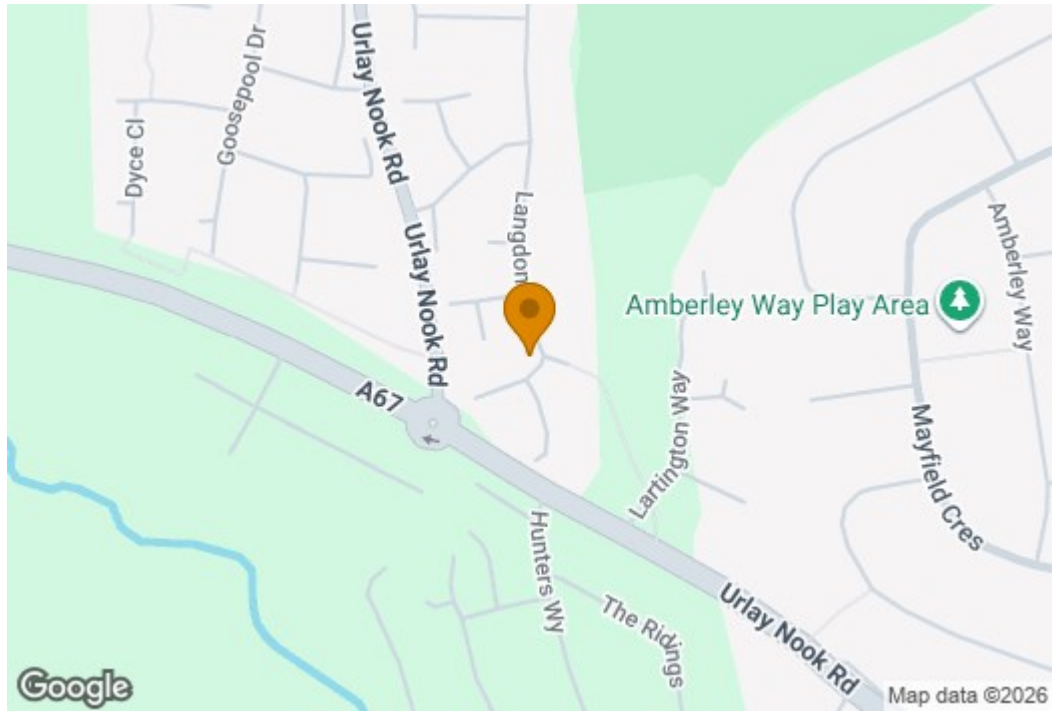
9'11" x 5'3" (3.03m x 1.61m)

## EXTERNALLY

### Garage

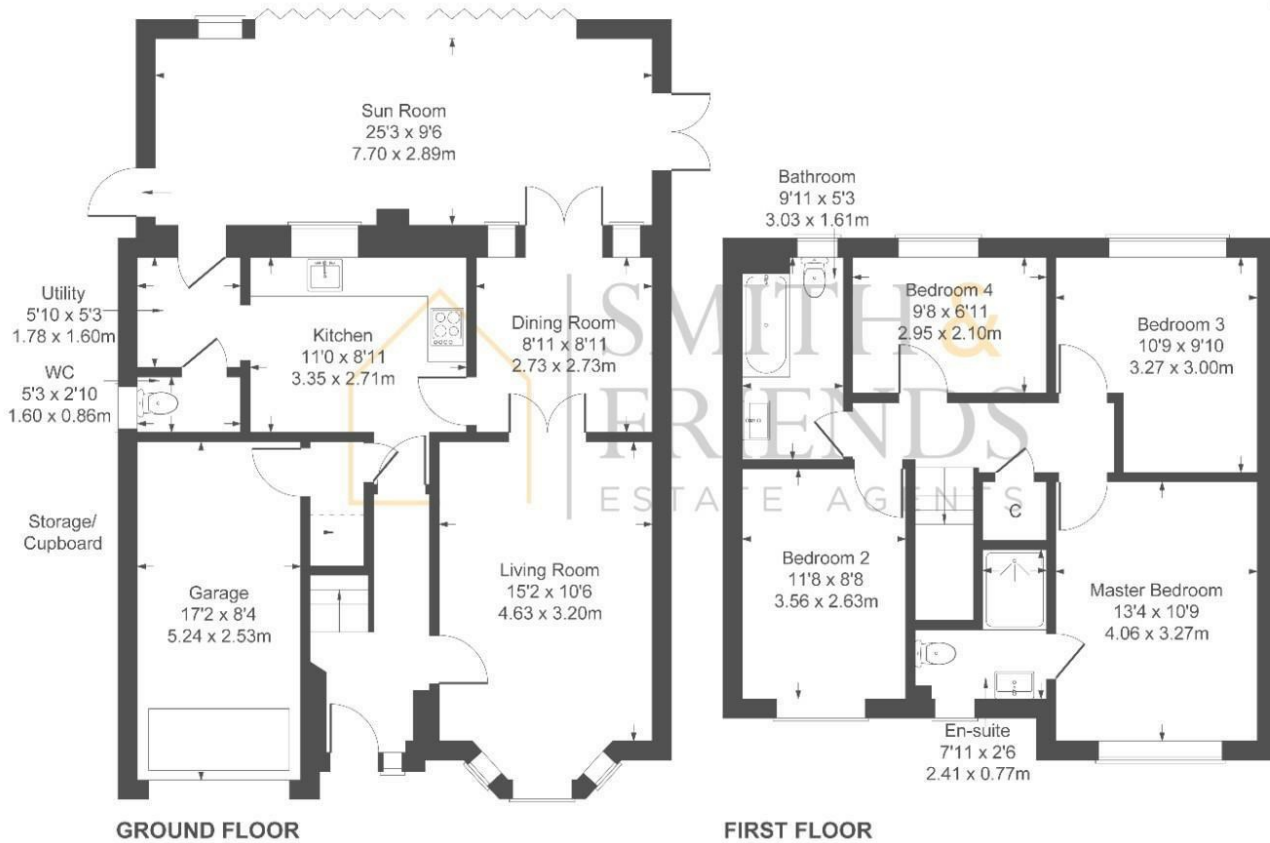
17'2" x 8'3" (5.24m x 2.53m)





# Langdon Way Eaglescliffe

Approximate Gross Internal Area  
1561 sq ft - 145 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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. Smith & Friends Estate Agents 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.

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