



ROSE COTTAGE | FLATTS LANE | NORMANBY | CLEVELAND | TS6 0PX

£785,000

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ROSE COTTAGE, FLATTS LANE, NORMANBY, CLEVELAND TS6 0PX

Rose Cottage is an outstanding 4/5 bedroom detached bungalow with double garage, large private gardens and land extending to approximately 6.5 acres making it ideal for a buyer with an interest in keeping horses.

Located on Flatts Lane behind high security gates, the property enjoys a high degree of privacy. In a semi-rural location close to Flatts Lane Country Park and surrounded by attractive open countryside. The land is fully enclosed and screened by high mature trees on all sides.

L-shaped in design, the bungalow offers versatile family-sized accommodation in excellent decorative order throughout with the benefit of oil-fired central heating, double glazing, security alarm system, re-fitted kitchen and re-fitted bathroom/w.c. The accommodation briefly comprises: Reception hall, lounge, dining room, re-fitted kitchen/breakfast room, utility room, family/entertaining room with pine bar and spiral staircase leading to bedroom 5, superb conservatory with French doors to the gardens and patio, four bedrooms (one with en suite dressing room and shower room/w.c., family bathroom/w.c. re-fitted with a white suite.

Externally, there is a double garage and extensive block-paved driveway providing excellent off-street parking facilities. There are large formal gardens with a large landscaped paved patio area and land extending to approximately 6.5 acres.

Flatts Lane is located between the A171 and A174 on the outskirts of Middlesbrough. An excellent network of roads provide easy access to Middlesbrough, Marton, Nunthorpe, Guisborough, Stokesley, the coast and North Yorkshire Moors. The nearest railway station is located in Nunthorpe and Durham Tees Valley Airport is approximately 12 miles away.

An internal inspection is highly recommended to appreciate the property fully and the accommodation, in detail, comprises:

RECEPTION HALL:

With double glazed entrance door to the front elevation, central heating radiator with decorative cover, ceiling coving, artex ceiling, spotlights to the ceiling, panelled and half-glazed double doors leading to the dining room, access from the reception hall into the kitchen, panelled doors leading to four bedrooms and family bathroom/w.c.

DINING ROOM: 23'10x11'10 (7.26m x 3.61m)

Double glazed windows to both the front and rear elevations, two central heating radiators, TV aerial point, telephone point, solid wood flooring, ceiling coving, two decorative ceiling roses, access through to the:

LOUNGE: 18'2x14'10 (5.54m x 4.52m)

Four double glazed windows to the front and rear elevations, large floor-to-ceiling picture double glazed window to the side elevation, modern, contemporary wall-mounted fire surround incorporating an electric fire, two central heating radiators, TV aerial point, solid wood flooring, ceiling coving, decorative ceiling rose.

KITCHEN/BREAKFAST ROOM: 23'10x9'10 (7.26m x 3m)

Double glazed window to the front elevation, re-fitted with an excellent range of floor, wall and drawer units with fitted work surfaces and breakfast bar incorporating a single drainer stainless steel sink unit with mixer tap, Excellence stainless steel range-type cooker with stainless steel cooker hood above, built-in fridge, central heating radiator, ceiling coving, panelled door leading to the utility room, access through to the family/entertaining room.

UTILITY ROOM: 13'x5'10 (3.96m x 1.78m)

Double glazed window to the rear elevation, fitted wood-effect work surfaces, plumbing for an automatic washing machine, ceramic tile flooring, double glazed entrance door to the rear elevation.





FAMILY/ENTERTAINING ROOM: 17'x13' (3.96m x 5.19m)

Double glazed window to the front elevation, central heating radiator, solid pine bar, spiral staircase giving access to the first floor, ceramic tile floor, ceiling coving, double glazed French doors giving access to the:

CONSERVATORY: 20'4x16'2 max measurement (6.20m x 4.93m)

Double glazed windows to the front, side and rear elevations, laminate flooring, two central heating radiators, double glazed French doors giving access to the landscaped patio area.

BEDROOM1: 14'10x10'10 (4.52m x 3.30m)

With double glazed French doors to the rear elevation giving access to a decked patio area, central heating radiator, TV aerial point, laminate flooring, ceiling coving, artex ceiling and a panelled door leading to:

En Suite Dressing Room:

With fitted shelving, drawers and clothes hanging rails, laminate flooring, spotlights to the ceiling, double doors leading to the:

Shower room/w.c:

With a white suite comprising of a low level w.c., wall-mounted wash handbasin and shower cubicle with wall-mounted shower, ceramic tiling to the walls, extractor fan.

BEDROOM2: 14'10x10'10 (4.52m x 3.30m)

Double glazed window to the rear elevation, central heating radiator, ceiling coving, artex ceiling.

BEDROOM3: 14'10x10'10 (4.52m x 3.30m)

Double glazed window to the front elevation, central heating radiator, laminate flooring, ceiling coving, artex ceiling.

BEDROOM4: 10'x7'6 (3.05m x 2.29m)

Double glazed window to the side elevation, central heating radiator, laminate flooring, ceiling coving, large walk-in wardrobe with window to the rear elevation, spotlights to the ceiling and laminate flooring.

BATHROOM/W.C: 10'10x8'2 (3.30m x 2.45m)

Re-fitted with a white suite comprising of a bath with claw feet, shower cubicle with wall-mounted shower, wall-mounted wash handbasin with mixer tap, bidet, low level w.c., part ceramic tiling to the walls, extractor fan, ceiling coving, artex ceiling, chrome ladder-type radiator, double glazed window to the rear elevation.

FIRST FLOOR

BEDROOM5: 13'x11' + 26'6x11' (3.96m x 3.35m)

Three double glazed Velux window, central heating radiator and a useful loft storage area.

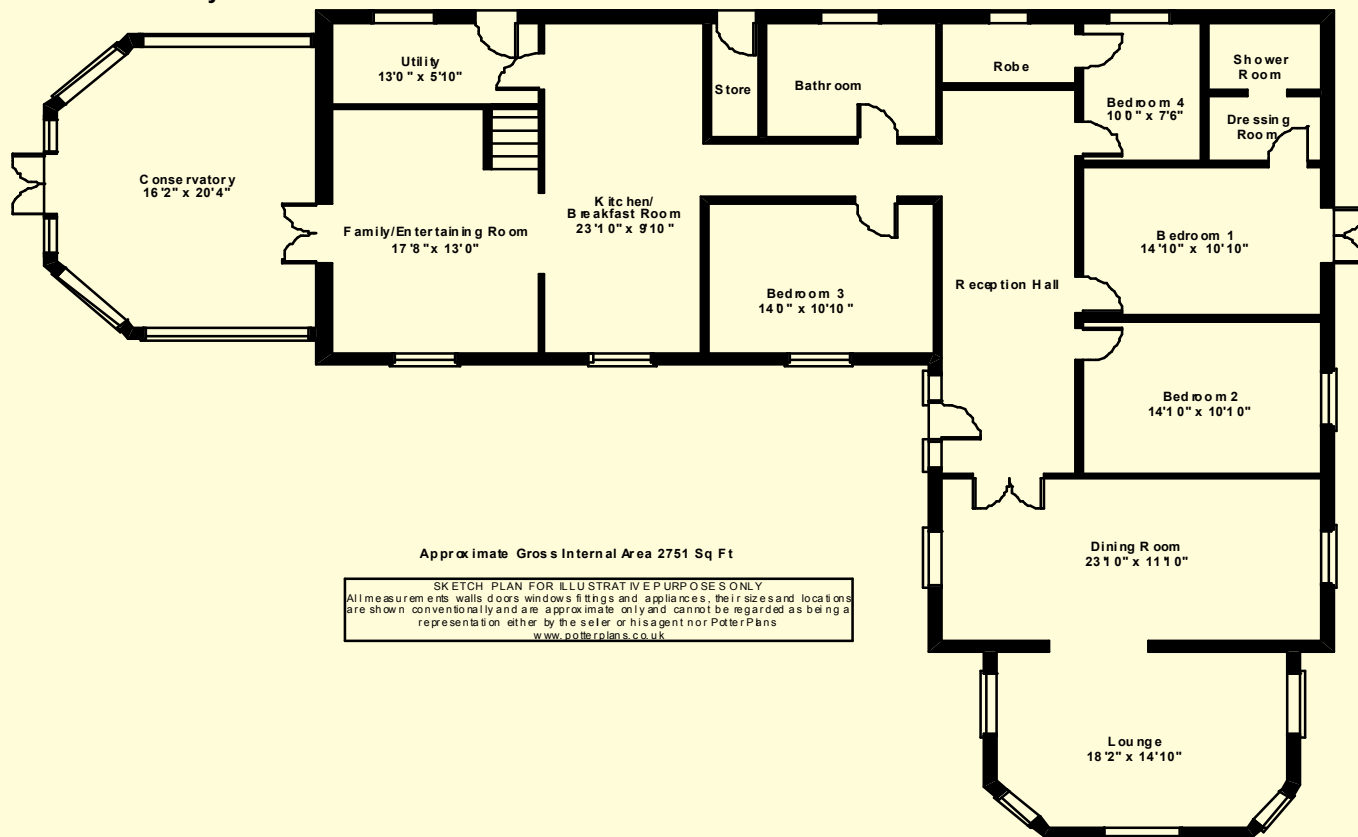
OUTSIDE:

Secure iron gates from Flatts Lane give access to an extensive block-paved driveway which provides excellent off-street parking facilities and leads to a detached double garage with two up and over doors, electric light and power points.

To the right-hand side of the bungalow is a large garden laid to lawn with a decked patio area screened by high trees which provide a high degree of privacy. To the front and left-hand side of the bungalow is a large landscaped patio area with seating, security lighting and established shrubs. Land extending to approximately 6.5 acres is enclosed on all sides by mature trees which provide a high degree of privacy, mainly grassed for easy maintenance and timber summerhouse/children's playhouse.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of any offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Fine and Country's employment has the authority to make or give any representation or warranty in respect of the property.

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