



## Maplewood Drive Middlesbrough, TS6 0GA

| A spacious three double bedroom detached family home designed and built by Taylor Wimpey on the popular and highly sought High Farm development | Offering deceptively spacious and modern family living throughout, this home has been extensively upgraded by the owners and benefits from extras such as integrated appliances, matching tiling, fitted wardrobes, luxury fitted carpets/flooring and blinds to name just a few | The accommodation comprises in brief from an entrance hall, guest WC, living/dining room which opens on to the large rear garden via French doors, modern kitchen with integrated appliances, three generous bedrooms master with en-suite, family bathroom, integral garage, front garden and driveway providing off road parking for two cars | Viewing available during

**Deceptively Spacious 3 Double Bed Detached Family Home**

**Open Plan Living/Dining Room With French Doors To Garden**

**'Hammonds' Fitted Wardrobes To Two Bedrooms**

**Modern High Gloss White Kitchen With Integrated Appliances**

**'Hammonds' Fitted Wardrobes To Two Bedrooms**

**Generously Large South Facing Rear Garden**

**£165,000**

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## ENTRANCE HALL

Composite multi locking external door into hall, tiled floor, under stairs storage cupboard, doors to guest WC, kitchen, living/dining room and stairs to first floor.

## GUEST WC/CLOAKS

Dual flush WC, hand wash basin, half tiled walls, central heated radiator and tiled floor.

## LIVING/DINING ROOM 11' 2" x 15' 3" (3.40m x 4.64m)

Laminated timber flooring, two central heated radiators, wall mounted feature electric fire, space for a family sized dining table and chairs, PVCu double glazed French doors with fitted blinds leading to the rear garden.

## KITCHEN 9' 10" x 8' 5" (2.99m x 2.56m)

A modern high gloss white fitted kitchen complimented by timber roll top work surfaces, inset one and half sink drainer with mixer tap, integrated gas hob, electric oven and extractor hood, integrated fridge/freezer and washing machine, concealed combination boiler, oversized wall mounted clock, tiled flooring, central heated radiator, PVCu double glazed window with fitted blind.

## FIRST FLOOR LANDING

## BEDROOM ONE 17' 0" x 8' 11" (5.18m x 2.72m)

The master double bedroom with Hammonds fitted wardrobes, two PVCu double glazed windows with fitted blinds, central heated radiator door to ensuite.

## ENSUITE SHOWER/WC 7' 9" x 3' 10" (2.36m x 1.17m)

Walk in tiled shower unit with electric shower, glass sliding door, dual flush WC, hand wash basin, central heated radiator and a PVCu double glazed window with fitted blind.

## BEDROOM TWO 10' 6" x 13' 4" (3.20m x 4.06m)

A second double bedroom to the front aspect with fitted Hammonds wardrobes, central heated radiator and two PVCu double glazed windows with fitted blind.

## BEDROOM THREE 7' 8" x 11' 3" (2.34m x 3.43m)

The smaller of the three double bedrooms with central heated radiator and PVCu double glazed window with fitted blind.

## BATHROOM/WC 6' 4" x 6' 9" (1.93m x 2.06m)

Panelled bath with electric shower and glass screen over, part tiled walls, hand wash basin, dual flush WC and central heated radiator.

## EXTERNALLY

## DRIVEWAY & GARAGE 17' 1" x 9' 2" (5.20m x 2.79m)

Off road parking to driveway for two cars leading to the garage, front lawned garden and side access gate to rear garden. Garage has an up and over door, light, power and rear access door to garden.

## REAR GARDEN

A very generous Southerly facing lawned rear garden with side access gate to front drive/garden and door to garage.



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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	91
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate net internal area: 874.17 ft<sup>2</sup> (1038.82 ft<sup>2</sup>) / 81.21 m<sup>2</sup> (96.5 m<sup>2</sup>)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.