



Milan Grove, Nunthorpe, TS7 0DQ

Offers Over £400,000



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Immaculately presented throughout and set within an exclusive cul-de-sac of just 16 executive detached houses, this exceptional home - constructed approximately five years ago - combines a contemporary design with refined finishes and superb family functionality. The design makes the most of the stunning rear garden and tranquil woodland backdrop. As well as a wonderfully sociable open plan kitchen, dining, living room, which leads into the rear garden, there are also two superbly appointed, separate reception rooms. Beautifully extended to enhance space, light and comfort, this property has a welcoming interior ideal for modern lifestyles. The location offers the best of all worlds - a country feel, a perfect position for commuting, good schools and first rate amenities.

Ground Floor

Entrance Hall - A welcoming space featuring smart Amtico flooring, understairs storage, staircase to the first floor and doors to the living room, cloakroom/wc and kitchen/dining/living room.

Cloakroom/wc - Stylishly appointed with part-tiled walls, wall-hung corner basin and low-level wc.

Living Room - A beautifully proportioned, light and bright reception room with a large bay window and double doors opening into the dining area.

Open Plan Kitchen/Dining/Living Room

This impressive, well designed, open-plan room is perfect for family life, entertaining and enjoying the garden. It includes a stylish range of wall and base units, peninsula unit with breakfast bar, integrated oven, microwave, dishwasher and ceramic hob with extractor. Also, a one-and-a-half bowl stainless steel sink and granite worktops – perfect for the keen cook. French doors open out to the covered patio, allowing enjoyment of the outside in all weathers, and two large windows overlook the garden. A door leads into the utility room. Double doors lead into the living room. This room also opens into:





Garden Room - A stunning garden room featuring a vaulted ceiling, an abundance of natural light, double doors into the garden, and a large side window, all creating a serene space to relax and enjoy the leafy view and the changing seasons.

Utility Room - The carefully designed utility room provides additional storage with wall and base units, a stainless steel sink, space for washing machine and fridge freezer; an external side door and useful internal access to the garage.

First Floor

Landing - access to all rooms, boarded loft and airing cupboard.

Master Bedroom - The master bedroom has a lovely bay window, two double built-in wardrobes and a door to the en-suite.

En-Suite – Fully tiled with shower enclosure, wall-hung wash hand basin, low-level wc, ladder towel rail and frosted front window.

Bedroom 2 – Double bedroom with front dormer window and built-in storage cupboard.

Bedroom 3 – Double bedroom with built-in wardrobes and a leafy garden outlook.

Bedroom 4 – Another double bedroom with a rear aspect.

House Bathroom – With a luxurious feel and four-piece suite comprising panelled bath, separate corner shower, wall-hung basin, low-level wc, fully tiled walls, ladder towel radiator and side window.





Externally

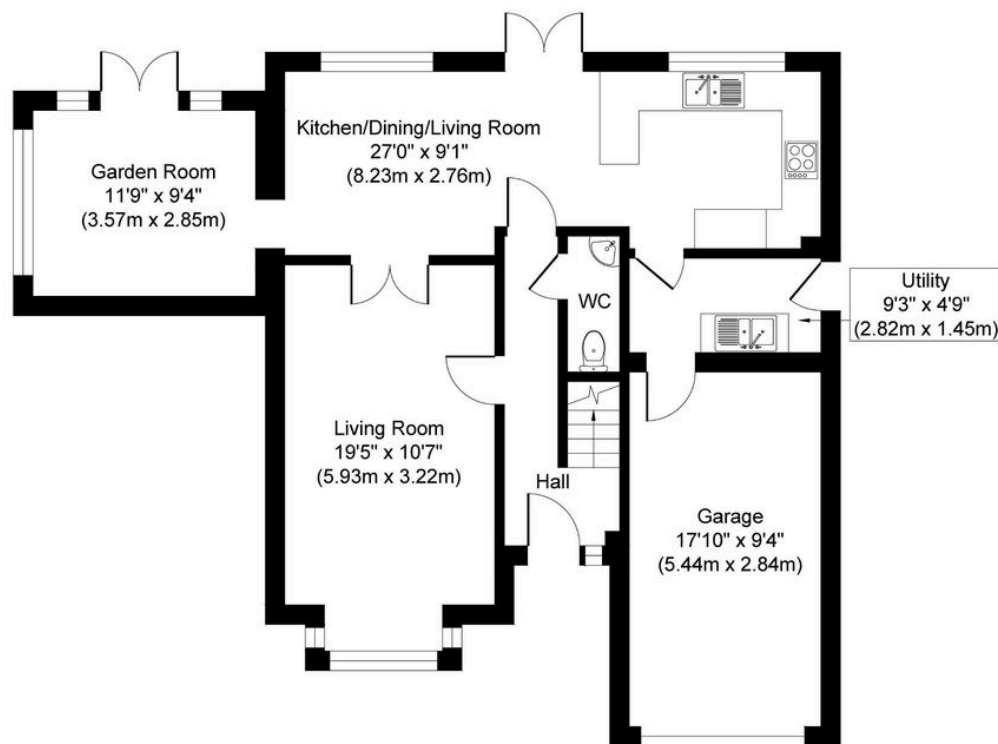
Front Garden - Impressive frontage with a paved driveway offering ample off-road parking with hedge edging and access to the integral garage featuring an electric roller door.

Rear Garden - The landscaped rear garden feels very private and has a truly tranquil setting. It includes an Indian stone patio, which is covered, creating an impressive veranda that is perfect for entertaining. This delightful garden also has attractive raised beds, fenced and hedged boundaries. Beyond is a woodland backdrop with the calming sound of a trickling stream. A side gate leads to a wooden shed.

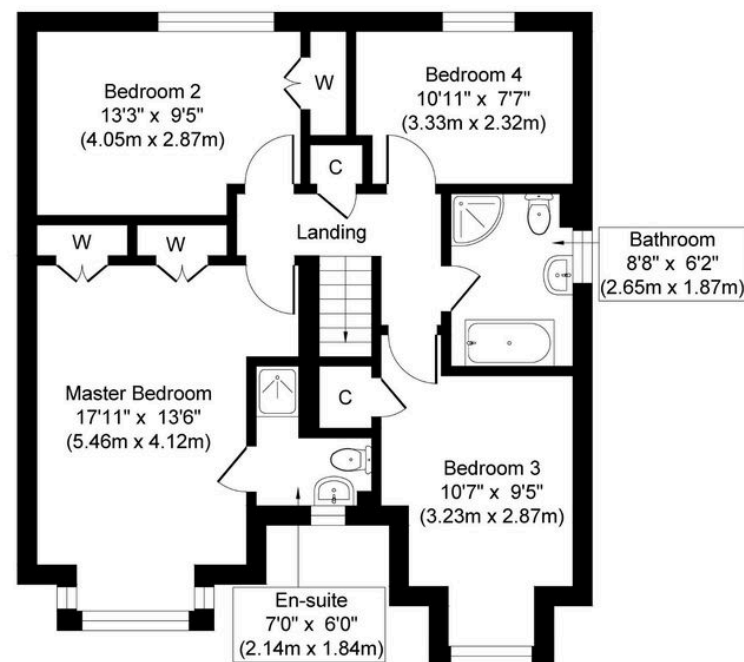
Location and Amenities - Nunthorpe is known to be leafy and has been voted as one of the best places to live in the area. It is found just a short distance from central Middlesbrough and yet is also close to the North York Moors.

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Ground Floor
Approximate Floor Area
897 sq. ft
(83.00 sq. m)



First Floor
Approximate Floor Area
743 sq. ft
(69.00 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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