



Foxgloves, Coulby Newham, Middlesbrough, TS8 0XA

welcome to

Foxgloves, Coulby Newham Middlesbrough

This impressive 4-bedroom detached house, located in the desirable area of Coulby Newham, comes highly recommended for viewing. The property has been attractively decorated throughout and offers a range of appealing features. Externally, the home boasts a beautifully landscaped rear garden.

Agents Note

In addition to these attractive features, the listed price also includes a hot tub, a large selection of Rattan Garden furniture, fixed Gazebos, solar panels, an American style double fridge freezer, and a Range master oven.

Entrance Hallway

Entrance through wooden single glazed door, wooden single glazed window to front, stairs to first floor, radiator.

Lounge

16' 7" Into bay x 12' 6" (5.05m Into bay x 3.81m)
UPVC double glazed bay window front, TV point, telephone point, gas fire with decorative fire surround, radiator.

Dining Room

11' 9" x 8' 11" (3.58m x 2.72m)
UPVC double glazed sliding door leading to Garden Room, radiator, coved cornicing.

Kitchen

14' 9" x 10' 7" (4.50m x 3.23m)
With a range of base and wall units with complementing granite work surfaces, Belfast style sink with mixer tap, recess for cooker, UPVC double glazed window to side, wooden single glazed window to side aspect, access to ground floor WC, plumbing for washing machine, extractor fan, recess for American style fridge freezer.

Ground Floor Wc

wash hand basin, WC, radiator, UPVC double glazed window to rear.

Garden Room

18' 4" x 13' 7" Max (5.59m x 4.14m Max)
UPVC double glazed windows to rear, UPVC double glazed French door leading to rear garden, vertical wall mounted anthracite grey radiator, spotlighting to ceiling, skylights.

First Floor

Landing

Stairs from hallway, void loft access.

Family Bathroom

Chrome heated towel rail, bath with ceiling mounted shower head, extractor fan, wash hand basin with mixer tap and storage beneath, wc, UPVC double glazed window to rear, tiled walls.

Bedroom 1

12' 6" x 11' 8" Including door recess (3.81m x 3.56m Including door recess)
UPVC double glazed window to front, radiator, fitted wardrobes with mirrored sliding doors.

En Suite

Corner style shower cubicle with wall mounted shower, UPVC double glazed window to front, wash hand basin, WC, heated chrome towel rail.

Bedroom 2

13' 8" Max x 7' 11" (4.17m Max x 2.41m)
UPVC double glazed window to front, radiator, feature archway into wall.

Bedroom 3

11' 6" x 8' 10" (3.51m x 2.69m)
UPVC double glazed window to rear, radiator.





Bedroom 4

10' 6" x 7' 11" (3.20m x 2.41m)
UPVC double glazed window to rear, radiator.

Externally

Front Garden

Multiple car driveway with decorative stone bed edging.

Rear Garden

Patio seating area, pergola housing Jacuzzi , raised turfed section with further raised decked seating area and summer house.

Garage



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- 2 RECEPTION ROOMS
- GARDEN ROOM ADDITION
- MASTER BEDROOM WITH EN-SUITE
- LANDSCAPED REAR GARDEN
- GARAGE AND MULTI-CAR DRIVEWAY

Tenure: Freehold EPC Rating: D

offers over

£300,000



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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