



**Botany Way, Nunthorpe Middlesbrough TS7 0LR**

**welcome to**

## **Botany Way, Nunthorpe Middlesbrough**

WOW! One of the biggest Bungalows on the Nunthorpe Estate. In brief this property comprises of; Entrance Hall, Kitchen, 20ft Dining Room, 20ft Lounge, five double Bedrooms, two En Suite and a family bathroom. External to the property is a wraparound Garden and double Garage.

### **Entrance Hall**

Enter via door to front and radiator.

### **Lounge**

20' 8" x 13' 10" ( 6.30m x 4.22m )

Window to rear, French doors to Dining Room, patio doors to rear and electric fire.

### **Dining Room**

19' 1" x 11' 4" ( 5.82m x 3.45m )

Two windows to side, tiled floor and radiator.

### **Kitchen**

Fitted kitchen with wall and base units, kitchen Island, sink/drain, tiled splashback, pantry, space for cooker with extractor over, space for fridge, plumbing for washing machine, space for tumble dryer, space for fridge, radiator and window to rear.

### **Bedroom 1**

14' x 15' 10" ( 4.27m x 4.83m )

Patio doors to side, built in wardrobes, cupboard and radiator.

### **En Suite**

Window to side, corner bath. shower, wash hand basin, WC and radiator.

### **Bedroom 2**

9' 8" x 14' 11" ( 2.95m x 4.55m )

Window to front, built in wardrobes and radiator.

### **En Suite**

Window to front, shower, wash hand basin and WC.

### **Bedroom 3**

8' 9" x 11' 9" ( 2.67m x 3.58m )

Window to front, fitted wardrobes and radiator.

### **Bedroom 4**

8' 10" x 11' 11" ( 2.69m x 3.63m )

Velux window, built in storage and radiator.

### **Bedroom 5**

8' 3" x 11' 5" ( 2.51m x 3.48m )

Window to front and radiator.

### **Bathroom**

Shower, wash hand basin, WC and towel rail.







### **Externally**

#### **Front Garden**

Triple driveway, lawned area, trees and shrubs.

#### **Rear Garden**

Patio area, lawned area and pizza oven.



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## Botany Way, Nunthorpe Middlesbrough

- FIVE DOUBLE BEDROOMS WITH TWO EN SUITES
- LARGE LOUNGE AND DINING ROOM
- LOCAL AMENITIES
- IMPRESSIVE WRAP AROUND GARDEN
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: C

**£395,000**



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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