



Stokesley Road, Nunthorpe Middlesbrough TS7 0NB

welcome to

Stokesley Road, Nunthorpe Middlesbrough

This remarkable self-build detached home offers the perfect blend of modern luxury and thoughtful design, nestled in a breathtaking setting with panoramic views. This unique home is a rare find and must be seen to fully appreciate the lifestyle it offers.

Entrance Hall

Entered via composite hard wood double glazed door into hallway, staircase to first floor, understairs storage with glass frontage, under floor heating throughout the ground floor.

Living room

24' 2" x 11' 7" (7.37m x 3.53m)

Hard wood double glazed window to front, hard wood double glazed bi-fold doors to rear, cast iron multi-fuel log burner, decorative fireplace, coved corning to the ceiling.

Kitchen

21' 3" x 11' 11" (6.48m x 3.63m)

Range of base and wall units, complementary work surfaces, triple integral electric ovens, integral coffee machine, hard wood double glazed window to rear, 1 1/2 bowl sink with draining board and mixer taps, island with four ring induction hob and hot water tap, integral fridge/freezer, mini bar.

Utility

8' x 7' 8" (2.44m x 2.34m)

Range of base and wall units, complementary work surfaces, sink with draining board and mixer tap, plumbing for washing machine, fitted storage cupboard, hard wood double glazed door to the side entrance, spotlights to the ceiling, coved corning.

Dining Room

22' 11" x 10' (6.99m x 3.05m)

Hard wood double glazed bi-fold doors to front, spotlight into ceiling, coved corning.

Snug

13' 10" x 9' 9" (4.22m x 2.97m)

Hard wood double glazed window to rear.

Garden Room

11' 9" x 11' 5" (3.58m x 3.48m)

Hard wood double glazed bi-fold doors to the rear garden.

Downstairs W/C

Pedestal wash hand basin, low level flush W/C, heated towel style.

Landing

Void loft access, skylight, exposed beam work.

Master Bedroom

13' 11" exl wardrobe restricted head height x 12' 10"

restricted head height (4.24m exl wardrobe restricted head height x 3.91m restricted head height)

Hard wood double glazed window to front, access to the ensuite, radiator, walk in wardrobe, built in storage units, hard wood double glazed velux window to front and rear.

Ensuite

W/C, walk in shower, wash hand basin with mixer tap, hand held attachment, hard wood double glazed velux window to rear, tiled walls and floor.

Bedroom 2

17' x 13' 6" (5.18m x 4.11m)

Velux skylight window to front, hard wood double glazed door to the rear leading on to the balcony, access to the ensuite, radiator.

Ensuite

Bath with mixer tap, wash hand basin with mixer tap, W/C, corner style shower cubical with rainfall style shower head, chrome heated towel rail, hard wood double glazed window to rear.





Bedroom 3

18' 2" x 11' 8" (5.54m x 3.56m)

Hard wood double glazed door to the rear leading onto the balcony, Hard wood double glazed window to front.

Ensuite

Bath with mixer tap, wash hand basin with mixer tap, W/C, corner style shower cubical with rainfall style shower head, chrome heated towel rail, hard wood double glazed window to rear.

Externally

Front Garden

Landscaped front garden, turfed front garden, mixture of foliage and greenery, car port with electric vehicle charging station, gated access, security system throughout.

Summer House

11' 8" x 8' 8" (3.56m x 2.64m)

Timber construction, hard wood double glazed window.

Rear Garden

Landscaped rear garden, Indian sandstone patio seating area, flowerbed edging, turfed garden, access to a summer style home with pizza oven and chairs throughout.



view this property online mannersandharrison.co.uk/Property/MAR110986



welcome to

Stokesley Road, Nunthorpe Middlesbrough

- REMARKABLE SELF BUILD HOME
- PANORAMIC VIEWS
- MULTIPLE RECEPTION ROOMS
- ENSUITES TO ALL BEDROOMS
- PARKING FOR MULTIPLE VEHICLES

Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers in the region of
£700,000



Ground Floor



First Floor

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

view this property online mannersandharrison.co.uk/Property/MAR110986



Property Ref:
MAR110986 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk