



SMITH & FRIENDS are delighted to offer to the market this stunning four bedroom detached property situated within this fantastic Grey Towers Village Development and built to the 'Mitchell' Design by David Wilson Homes. This spacious family home occupies an excellent plot and viewings come highly recommended to fully appreciate. Internally, the beautiful living accommodation briefly comprises; entrance hallway, good size living room with a feature media wall, uPVC Bay Window and French doors opening onto the rear garden, downstairs cloakroom/WC, a stunning open plan modern kitchen/family dining area which comprises of integrated appliances including; double oven, fridge, freezer, dishwasher and a gas burner with extractor over. There is also access to a utility room. To the first floor landing are four bedrooms, the master bedroom has the benefit of an en-suite shower room and a separate modern family bathroom fitted with a white three piece suite. Externally there is a landscaped garden to the front of the property and a blocked paved driveway providing parking leading to a single garage to the side. To the rear of the property is a generous and well-maintained garden, offering a high degree of privacy.

**Kilvington Grove, Nunthorpe, Middlesbrough, TS7 0RL**

**4 Bed - House - Detached**

**£330,000**

**EPC Rating: B**

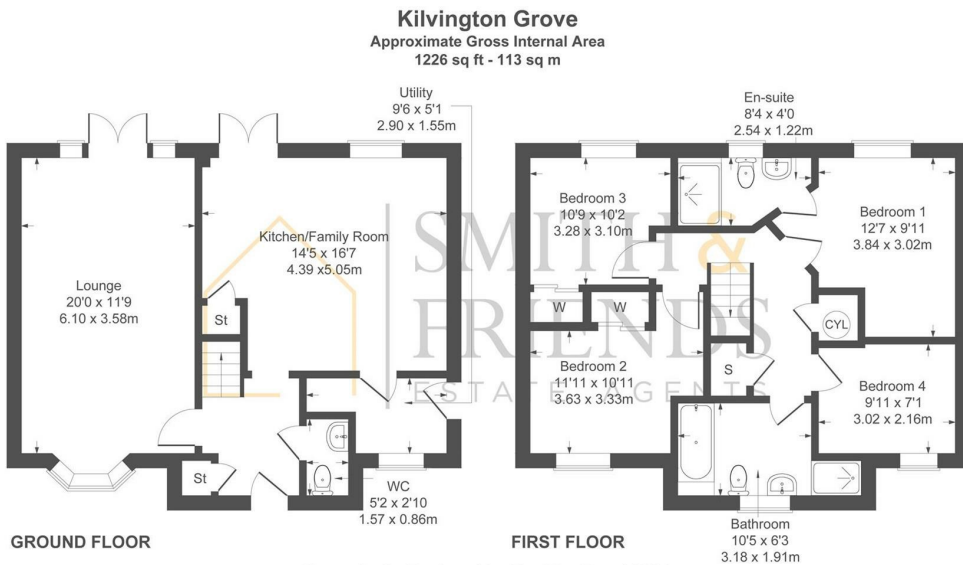
**Council Tax Band: F**

**Tenure: Freehold**





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Not to Scale. Produced by The Plan Portal 2024  
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

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