



109 Coulby Manor Farm

Coulby Newham, Middlesbrough, TS8 0RZ

Offers Over £215,000



109 Coulby Manor Farm

Coulby Newham, Middlesbrough, TS8 0RZ

Offers Over £215,000



ENTRANCE HALL

5'9 x 4'11 (1.75m x 1.50m)

Stepping through a vibrant, red double-glazed composite door, you are warmly greeted by a bright and inviting hallway. The hallway, guides you upstairs and also allows access to the reception room.

RECEPTION ROOM

13'4 x 12'1 (4.06m x 3.68m)

The reception room, designed with an open plan, is strategically positioned at the front of the home, forming a seamless pathway to the dining area nestled at the rear. Its spaciousness is ideal for hospitality, beckoning every family member to gather. Adorned with a refreshing and neutral palette, this room is a canvas of serenity. A large double-glazed window stands to the front, bathing the room in natural light, while a radiator tucked beneath it ensures a cosy embrace of warmth.

DINING ROOM

10'9 x 7'1 (3.28m x 2.16m)

The dining room, an intimate space for family meals, is tucked away at the rear of the property, elegantly unfolding from the main reception room. This room is the epitome of family comfort, offering ample space for a family dining table. The charm of this room is further enhanced by the French doors that open out into an expansive rear garden. An idyllic paradise for warm summer days and festive gatherings, this garden invites you to step into a world of tranquility and enjoyment.

KITCHEN

10'11 x 7'11 (3.33m x 2.41m)

Nestled at the back of the home, you'll find the kitchen, graced with a large, double-glazed window that frames the charming view of the lush rear garden. This window not only offers a tranquil scene but also permits an abundance of natural light to pour in, illuminating the space. The kitchen is adorned with an assortment of wooden, shaker-style wall and base units and also has the benefit of a large storage cupboard, offering ample space for stashing away overflow items, ensuring the

kitchen remains uncluttered. The floor boasts tasteful tiles that are not only aesthetically pleasing but also simplify the cleaning process. The walls, too are part tiled, creating a harmonious blend of design and practicality.

CONSERVATORY

16'4 x 7'7 (4.98m x 2.31m)

The conservatory graces the property, serving as a delightful enhancement that adds both charm and functionality. This inviting haven provides a serene retreat, where one can unwind and decompress after a taxing day. On sunny days, the French doors can be swung open, seamlessly merging the indoor tranquility with the vibrant life of the garden. The room's decor is a tasteful blend of contemporary and cosy, with a plush carpet in a sophisticated shade of grey underfoot. A striking Velux window serves as the room's centerpiece, its beauty accentuated by a constellation of ceiling spotlights, casting a warm and welcoming glow on the space below.

LANDING

8'3 x 6'1 (2.51m x 1.85m)

The landing opens up to three bedrooms, the family bathroom, and the loft space.

MASTER BEDROOM

13'11 x 8'9 (4.24m x 2.67m)

The master bedroom has a splendid position at the front of the property. This room is graced with an exclusive bonus - its private ensuite, adding an extra layer of comfort and convenience. Ample fitted wardrobes and overhead storage are seamlessly integrated into the room, offering an abundance of space to stow away your belongings. A central heating radiator dispenses a blanket of warmth throughout the room, ensuring a cosy atmosphere on chillier nights. The room is completed with a window facing the front, inviting the morning sun to gently wake you up.

ENSUITE

6'5 x 5'11 (1.96m x 1.80m)

The ensuite radiates a refreshing and sophisticated aura, boasting a sleek back-to-wall unit WC, an elegant vanity-style

sink, and a modern shower cubicle. The ceiling and walls are adorned with contemporary cladding, reflecting an easy-to-clean surface and complemented by tasteful tile flooring. Ambient light filters through a frosted window illuminating the room, while ceiling spotlights add a touch of modernity.

BEDROOM TWO

14'3 x 8'1 (4.34m x 2.46m)

Bedroom two, positioned at the front of the property, is a haven of comfort and space. It graciously accommodates a double bed, ensuring a cosy retreat. There is a large window to the front, and a sizable radiator ensures warmth. The room's main benefit is its fitted wardrobes with mirrored sliding doors, offering ample storage while adding a sense of depth and brightness.

BEDROOM THREE

9'11 x 8'5 (3.02m x 2.57m)

Nestled at the property's rear, the third bedroom exudes generosity in its size, providing ample space for relaxation. Bathed in a serene white hue, the room brings a sense of calm and peace. A large window punctuates the rear wall, bathing the room in abundant natural light. The presence of a central heating radiator ensures a warm ambiance, while the plush carpet adds a layer of comfort underfoot.

FAMILY BATHROOM

5'5' x 6'4 (1.65m' x 1.93m)

The bathroom features a three piece suite including a low-level

WC, basin and bath with an electric shower that promises a rejuvenating experience. A clear glass partition lends a modern touch, separating the bath and shower area.

The room has a large frosted window, casting a soft, diffused light that enhances the serenity of the space. The walls are adorned with tasteful tiles, a charming blend of blue and white that adds depth and character to the room. Complementing the wall tiles, the floor is covered in pristine white tiles, lending a sense of cleanliness and spaciousness to the bathroom. This family bathroom is a perfect blend of function and style.

EXTERNAL

Externally, the property boasts a garage, accompanied by an expansive block-paved driveway that can comfortably accommodate several cars for off-street parking. A side gate serves as an inviting pathway to the substantial backyard, which is predominantly graced with a lush carpet of well-manicured lawn. Adding to its charm is a small paved space that extends from the French doors, offering a perfect spot for outdoor activities or a morning cup of tea. At the heart of the garden, a centrally located decking area unfolds, acting as the stage for social gatherings or a peaceful retreat to unwind in the warm embrace of summer days. The garden, in its entirety, offers an incredible oasis for socialisation or a serene sanctuary for relaxation amidst the buzz of daily life.



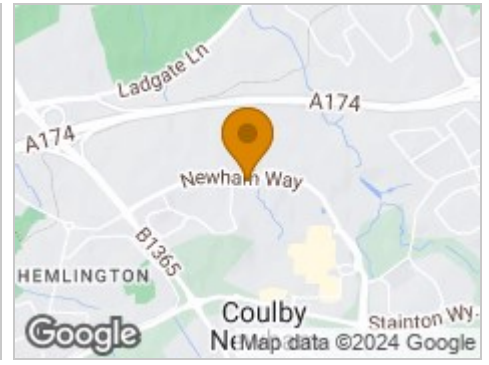
Road Map



Hybrid Map



Terrain Map



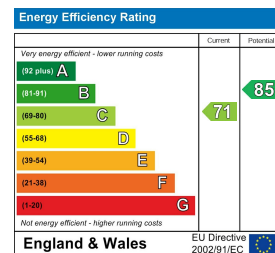
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.