



## 7 Oakfield Gardens

Ormesby, Middlesbrough, TS7 9RH

£435,000





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## ENTRANCE HALLWAY

10'8 x 8'7 (3.25m x 2.62m)

Step through a white uPVC door to enter the welcoming entrance hallway of this home, where a practical storage cupboard awaits to keep your essentials neatly tucked away. The hallway serves as the center of the home, presenting passageways to the inviting reception areas, the heart of the home—the kitchen—and the staircase that ascends to the tranquil repose of the first floor.

## MAIN RECEPTION ROOM

18'1 x 13'2 (5.51m x 4.01m)

Step into the charming embrace of the primary reception room. The space is graced with a beautiful bay window that floods the room with natural light, creating a warm and inviting atmosphere. A central heating radiator is thoughtfully placed below, ensuring your comfort throughout the seasons. The room is a canvas of neutrality, with carpeting underfoot and walls decorated in soothing, neutral tones that evoke a sense of peace and elegance. Overhead, soft ceiling lights cast a gentle glow, setting the stage for memorable family gatherings. Here, there is ample room for loved ones to come together, creating a perfect setting for laughter, conversation, and cherished moments of togetherness.

## KITCHEN

12'4 x 18'11 (3.76m x 5.77m)

The kitchen truly is the heart of this home with its warm and welcoming aesthetic. It boasts an ample array of shaker-style kitchen units, including sturdy wood base cabinets, smoothly gliding drawers, and spacious wall units, all complemented by the subtle charm of neutral tiles for the backsplash. The elegance of marble graces the countertops, culminating in a convenient and sociable breakfast bar. Integrated appliances seamlessly blend into the space, featuring a microwave, oven, hob, and an efficient extractor fan. Overhead, ceiling spotlights cast a gentle glow, while a central heating radiator ensures the room remains cosy and inviting. Generously sized double-glazed uPVC windows frame a picturesque view of the lush garden, inviting natural light to dance across the room. Flowing from the kitchen, a practical utility area extends the functionality, equipped with additional storage units and another uPVC window, drawing in more daylight. A uPVC door provides easy access to the driveway, garage, and the serene rear garden, completing this kitchen's harmonious blend of style, comfort, and utility.

## WC

2'10 x 5'10 (0.86m x 1.78m)

Completing the ground floor is a convenient downstairs WC, which echoes the clean lines and modernity found throughout the home. It features a pristine white toilet and basin, each housed within a wooden vanity unit that smartly conceals storage solutions. A frosted uPVC window provides both natural light and privacy, while a chrome towel warmer reinforces the home's commitment to comfort and style.

## RECEPTION ROOM

8'7 x 9'8 (2.62m x 2.95m)

A tastefully appointed reception room claims its place at the front of the property, where a uPVC window frames the world outside, its light cascading over the neutral decor and highlighting the central heating radiator below—a space designed for relaxation and repose.

## DINING ROOM

10'5 x 12'11 (3.18m x 3.94m)

Venture into the dining room, where you are greeted by an expansive area that can comfortably accommodate a generously sized dining table and chairs, creating an ideal setting for family meals and memorable gatherings with friends. The room basks in the glow of ceiling spotlights, which highlight the understated elegance of the neutral wall palette and the warm, wooden flooring underfoot—a setting that effortlessly transitions into the sun-kissed conservatory.

## CONSERVATORY

12 x 11'11 (3.66m x 3.63m)

The conservatory stands as a splendid extension of the home, a versatile space that promises year-round enjoyment, especially with its underfloor heating for those cooler months. It is a radiant sanctuary, where natural light dances through its construction, offering enchanting vistas of the garden. French doors invite you to step out and immerse yourself in the outdoor serenity, seamlessly blending indoor comfort with the beauty of nature.

## LANDING

10'11 x 8'7 (3.33m x 2.62m)

The serene entryway that exudes a sense of calm with its contemporary, neutral grey carpeting. Natural light spills through two elegant uPVC windows, framing the front view beautifully. An oak banister adds a touch of warmth and sophistication, guiding you to the home's private spaces. Here, you'll find easy access to the bedrooms, the inviting family bathroom, and the practical loft space, which cleverly conceals the home's boiler.

## MASTER BEDROOM

12'5 x 11'6 (3.78m x 3.51m)

Step into the serene haven of the master bedroom. Here, soft, neutral hues wrap around you, whisking you away to a world of calm and relaxation. Gaze out the generous uPVC windows and let your eyes drink in the picturesque beauty of the rear garden, a lush tableau that changes with the seasons.

Feel the warmth of the substantial central heating radiator, which makes every inch of the space feel like a warm embrace on a chilly day. For those who love to indulge in cinematic pleasures, a projector and screen are at your disposal, transforming the room into a plush home theater where you can unwind and escape reality.

Storage is a hidden treasure in this bedroom, with fitted wardrobes stretching along one wall, providing a home for every garment and trinket. And for a touch of indulgence, the bedroom opens to an exclusive ensuite, offering both luxury and practicality to this serene refuge.

## ENSUITE

12'3 x 5'2 (3.73m x 1.57m)

Step into a seamless blend of contemporary design and comfort with the master ensuite, a hidden gem tucked away behind a cleverly concealed wardrobe door in the master bedroom. As you enter, the modern tiled flooring invites you into a space that balances modern aesthetics with practical luxury.

The walls are adorned with large, neutral tiles that set the stage for relaxation. At the heart of the room, a chic three-piece suite awaits, featuring a sleek toilet and a

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stylish basin nestled within a modern grey vanity. The white marble worktop above offers a pristine surface, while the storage below hides away the essentials for a clutter-free environment.

Experience the indulgence of choice with a luxurious walk-in shower, equipped with both a standard and a rainfall showerhead, that promises to envelop you in a cascade of water tailored to your preference. As natural light filters through the two frosted uPVC windows, the room is bathed in a soft, calming glow.

Completing the ensemble is a double ladder-style towel warmer, ensuring your towels are toasty and ready for use. An LED-lit wall mirror adds a touch of sophistication and ensures the perfect lighting for your daily routines.

This modern sanctuary, concealed within the master bedroom, offers an unexpected escape, a place where elegance and privacy converge to create a truly engaging experience in your own home.

### BEDROOM TWO

10'4 x 13'1 (3.15m x 3.99m)

This charming bedroom, situated at the front of the residence, boasts a pair of UPVC windows that grant an inviting view of the front elevation, complete with a snug radiator nestled below. It features the added luxury of a spacious, double fitted wardrobe adorned with sleek mirrored doors, blending functionality with a touch of elegance

### BEDROOM THREE

9'2 x 13'4 (2.79m x 4.06m)

Nestled at the rear of the property is a versatile bedroom that has been thoughtfully transformed into a home office. It is illuminated by sizeable uPVC windows that offer a picturesque perspective of the lush rear garden. The space is warmed by the presence of a central heating radiator and includes the convenience of a double fitted mirrored wardrobe. The walls are tastefully painted in a soothing grey hue, complemented by a soft carpet underfoot, creating a serene work environment.

### BEDROOM FOUR

8'9 x 9'11 (2.67m x 3.02m)

Ascend to the comforting embrace of the front bedroom, a personal haven characterised by a soothing blue accent wall. Light filters through a uPVC

double-glazed window, warming the light wooden flooring and working in tandem with the central heating radiator to create an atmosphere of cosy retreat.

### FAMILY BATHROOM

6'11 x 9'5 (2.11m x 2.87m)

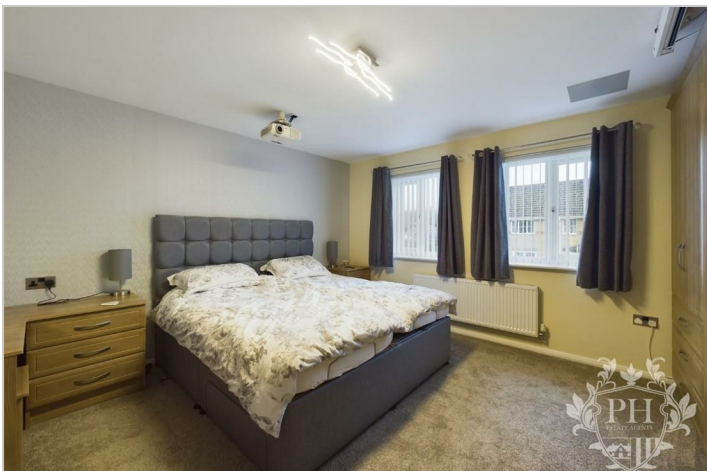
The family bathroom is an oasis of indulgence, spacious and thoughtfully laid out with a luxurious four-piece suite. This includes a toilet and basin, each seamlessly integrated into a stylish vanity unit that offers ample storage for a clutter-free sanctuary. A sumptuous bath invites leisurely soaks, while a separate shower cubicle stands ready to rejuvenate. Ceiling spotlights cast a serene ambience, and a frosted window ensures privacy. A large chrome ladder-style towel warmer adds a touch of modern sophistication, completing this haven of cleanliness and comfort

### EXTERNAL

Step through the grand gates and be welcomed by the enchanting sight of an artfully designed front garden. Lush, evergreen artificial grass is complemented by a charming pebbled expanse, setting the tone for the serene oasis that awaits. A spacious driveway sweeps gracefully towards a generous double garage, offering a hint of the thoughtful design that defines this property.

Beyond, discover the sanctuary of the rear garden, an idyllic retreat crafted for relaxation and joy across all generations. Here, the artificial grass creates a verdant canvas year-round, bordered by the vibrant hues of well-tended shrubs. A cosy paved nook invites intimate conversations, while the elevated decking area beckons with the promise of grand gatherings or peaceful moments basking in the sun, nestled within an ample space tailored for comfort.

Completing this home's allure is the cutting-edge installation of the maximum number of solar panels. Revel in the savings on energy costs while embracing a sustainable lifestyle. These eco-friendly powerhouses come with the added benefit of being transferable to the fortunate new owner, ensuring a seamless transition into a life of efficiency and tranquility.



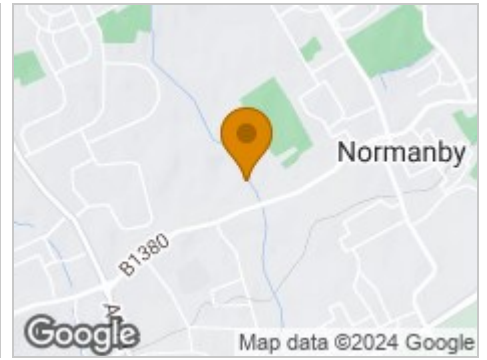
## Road Map



## Hybrid Map



## Terrain Map



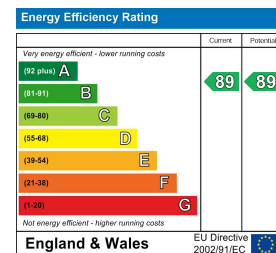
## Floor Plan

<p><b>Ground Floor Building 1</b></p>	<p><b>Floor 1 Building 1</b></p>	<p><b>Approximate total area<sup>(1)</sup></b> 1985.92 ft<sup>2</sup> 184.5 m<sup>2</sup></p>
<p><b>Ground Floor Building 2</b></p>		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p><b>GIRAFFE 360</b></p>

## 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



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