



**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.

### **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 radiator.

### **Landing**

Void loft access, skylight, exposed beam work.

### **Master Bedroom**

13' 11" exl wardrobe restr head height x 12' 10" restricted head height ( 4.24m exl wardrobe restr 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 cubicle 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 cubicle with rainfall style shower head, chrome heated towel rail, hard wood double glazed window to rear.

### **Bedroom 4**

22' 11" x 10' ( 6.99m x 3.05m )  
Hard wood double glazed bi-fold doors to front, spotlight into ceiling, coved cornicing.

### **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 house with pizza oven and chairs throughout.



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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

**£630,000**



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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