







SMITH & FRIENDS are delighted to offer to the market this beautifully presented and much improved four-bedroom detached property which offers well proportioned living accommodation throughout, attractive finishes and is situated in a sought after estate in Nunthorpe within easy reach to local schools, shops and Nunthorpe train station. The layout briefly comprises; entrance hallway with laminate floor and under stairs storage, separate living room, an excellent open plan kitchen/entertaining room with a range of attractive wall, base and drawer units with matching worktops and centre island. Stainless steel sink with a mixer tap; Integrated dishwasher, fridge-freezer; double electric oven microwave, gas hob with illuminating extractor. There is also the benefit of an added seating area with bi-folding doors opening onto the rear garden. To complete the ground floor is a spacious utility room offering worksurface with space and plumbing for a washing machine and a downstairs cloakroom/WC. To the first floor is a generous landing area with a useful storage cupboard, four double bedrooms (bedroom 1 with ensuite) and a modern bathroom fitted with a contemporary style white suite comprising: Externally The rear garden affords a good degree of privacy and is laid with artificial turf and patio seating area. To the front of the property is a driveway for two cars leading to the single garage. Early viewings come highly recommended to fully appreciate.

Beau Gardens, Nunthorpe, Nunthorpe, TS7 8EN
4 Bed - House - Detached
£370,000
EPC Rating: B
Council Tax Band: E
Tenure: Freehold

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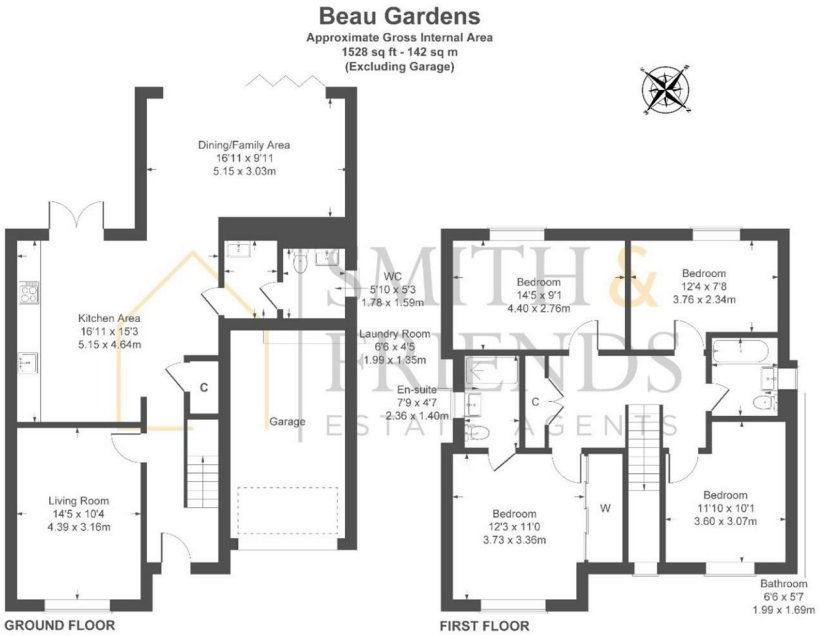


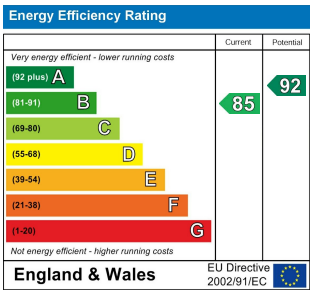












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

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