



18 Nunthorpe Gardens, Nunthorpe

Offers Over £540,000



Michael Poole
SALES · LETTINGS · AUCTIONS





18 Nunthorpe Gardens

Nunthorpe, Middlesbrough

An Outstanding Four-Bedroom Executive Home on a Fantastic Plot!

- Outstanding Four-Bedroom Detached Executive Residence
- Rarely Available and Highly Sought-After Nunthorpe Location
- Fantastic Private Plot Positioned at the End of a Quiet Cul-de-Sac
- Stunning Modern Kitchen Breakfast Room with Separate Utility Room
- Three Generous Reception Areas Including Large Conservatory
- Spacious Lounge Featuring a Characterful Wood-Burning Stove
- Principal Bedroom with Modern En-Suite Shower Room
- Second Double Bedroom with Its Own En-Suite Shower Room
- Beautifully Private Rear Garden Plus Enclosed Side Garden
- Double-Width Block-Paved Driveway Leading to a Double Garage

18 Nunthorpe Gardens

Nunthorpe, Middlesbrough

Michael Poole Estate Agents are delighted to present to the market this exceptional four-bedroom detached executive home, discreetly positioned at the end of a quiet cul-de-sac and enjoying a particularly attractive and private plot.

From the moment you arrive, the property makes an impressive first impression, with a generous double-width block-paved driveway providing excellent off-road parking and leading to the integral double garage. The position is equally appealing, with open views to the rear, creating a wonderful sense of space and privacy.

Internally, the property offers a superb balance of formal and informal living accommodation. The welcoming entrance hall leads to a ground floor WC and an impressive modern kitchen breakfast room, complemented by a separate utility room.

The principal living accommodation is equally impressive, with a spacious lounge featuring a beautiful wood-burning stove and opening directly into the dining room. From here, glazed doors lead into a large UPVC double-glazed conservatory, creating an exceptional additional reception space overlooking the private rear gardens.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. Bedroom two also enjoys its own en-suite shower room, while a separate contemporary family bathroom serves the remaining bedrooms.

Outside, the property occupies a truly enviable private plot. The rear garden is spacious, beautifully established and predominantly laid to lawn, with patio areas providing excellent opportunities for outdoor dining and entertaining. An enclosed side garden further enhances the outdoor space.





Properties offering this combination of executive accommodation, private gardens, double garage and a desirable Nunthorpe location are rarely available to the market. **An internal inspection is essential to fully appreciate the quality, proportions and position of this exceptional home. Early viewing is strongly recommended.**

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: DP/LS/01102026

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D















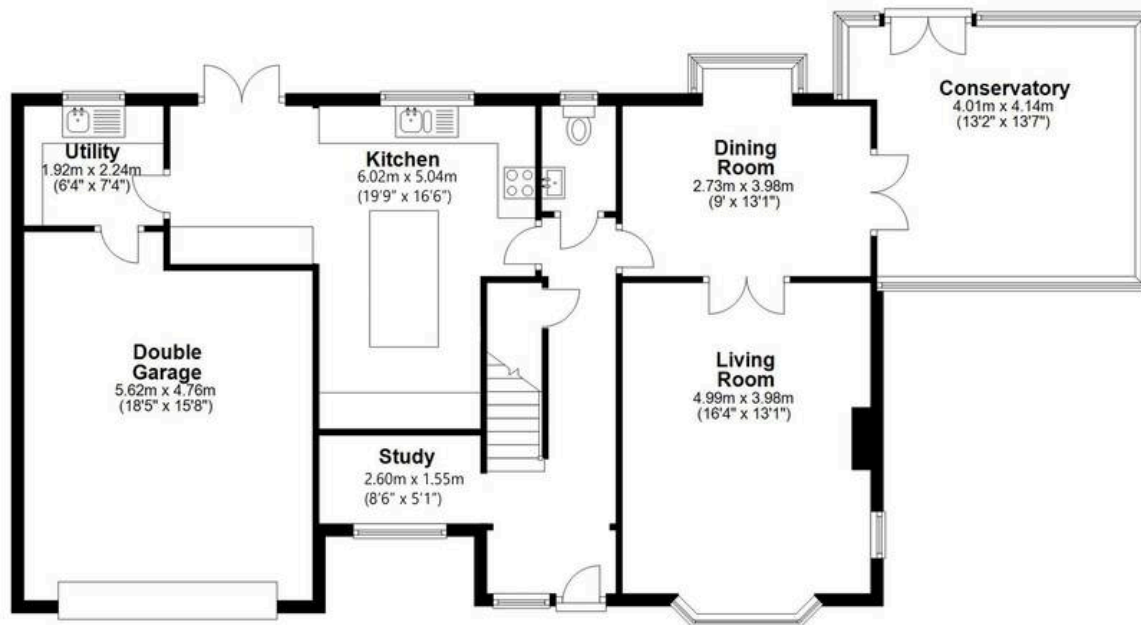




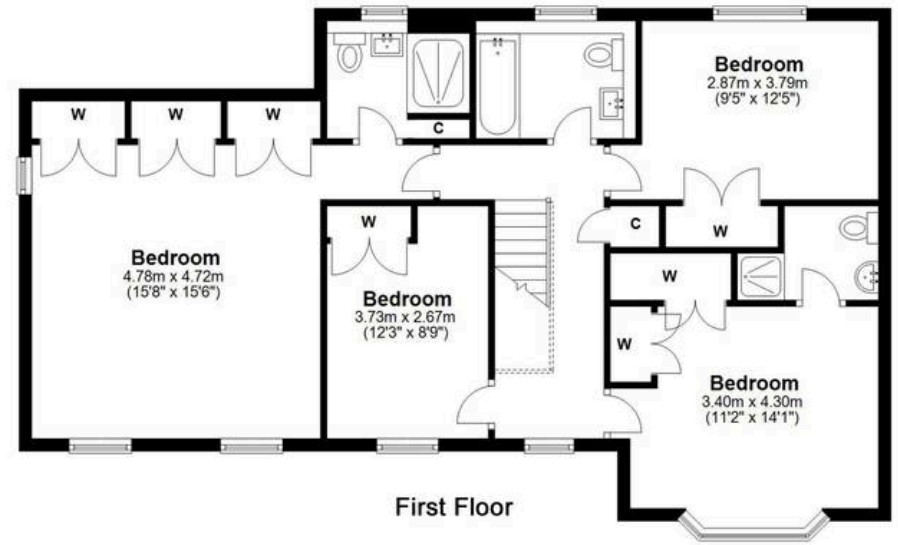
18 Nunthorpe Gardens

Nunthorpe, Middlesbrough

Nunthorpe Gardens Nunthorpe



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Michael Poole by Vue3sixty Ltd



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

Michael Poole

Michael Poole Estate Agents, 95 Guisborough Road – TS7 0JS

01642955625

nunthorpe@michaelpoole.co.uk

michaelpoole.co.uk/