



Finchlay Court, Brookfield, TS5 8EL

Guide Price £380,000



Finchlay Court, Brookfield, TS5 8EL

A luxurious and impressive executive detached home, positioned at the head of a sought after cul-de-sac. Beautifully presented, this stunning, light and bright home offers an on-trend interior - worthy of a place in an interiors' magazine. There is practical flooring throughout the ground floor and generous, well designed living space, all of which has family at the forefront. The sizeable hall allows the three reception rooms to feel quite separate, enabling different activities to take place without encroaching on the peace and quiet in another room. Here there is an ideal balance of comfort and sophistication that is ready to move straight into and which would equally suit couples and families who are looking for a stylish and substantial home with flexible space. The gardens have been just as carefully designed, with busy lives, relaxation and entertaining in mind.

This is another stunning, beautifully presented home from Kathryn Barr Estate Agents.

Entrance Hall

Step into a very spacious, bright and welcoming entrance hall, featuring on trend wall panelling and coving together with a double, bespoke oak glazed feature door. The staircase feels grand and leads to the first floor. Oak doors lead to all rooms.

Cloakroom/wc

With low-level wc, wash hand basin, on trend panelled walls, and frosted window to the front.

Reception Room / Study

A versatile space ideal for home working, featuring a beautiful bay window to the front aspect, bespoke built-in office furniture, feature wall and decorative coving.

Living / Dining Room

Perfect for entertaining and family life, this lovely 20'9 room features decorative coving, a modern media wall with shelving and





ambient lighting, electric wood burning effect stove, two large windows with a leafy outlook over the garden, and French doors leading straight out to the rear garden. If entertaining, the glazed double doors into the snug can be opened, creating a wonderfully sociable space.

Snug

Perfect for relaxing in, this elegant reception room has three tall front-facing windows, allowing natural light to flood in. There is also a very attractive electric log burner effect stove set within a stone surround and slate hearth, allowing this room to become a cosy haven. A striking wood-panelled feature wall and decorative coving complete the look. Double doors into the living/dining room.

Kitchen

Another light and bright room. Fitted with an excellent range of sleek, white high-gloss wall and base units, open shelves, a good amount of worktop space - all complemented by tiled splashbacks. Integrated double electric oven, gas hob, extractor fan and fridge/freezer.

Wide window with delightful outlook over the rear garden and door through to the utility.

Utility Room

Fitted with additional white high-gloss units - base and tall wall cupboards, and worktop. Space for both a washing machine and dryer, stainless steel sink unit, tiled splashbacks and glazed door providing side access to the garden, making this a great room for wet dogs and wellies.





First Floor

Landing

A bright and spacious landing with decorative panelling, coving, access to the loft and an airing cupboard. Oak doors lead to all rooms.

Master Bedroom

A fine principal bedroom with fitted wardrobes and dressing table, two front-facing windows, and door to:

En-Suite Shower Room

Featuring a double shower enclosure with glass panel door, vanity unit with storage, additional storage cupboard, low-level wc, tiled flooring, and window to the front.

Bedroom Two

A generous double bedroom to the rear with fitted wardrobes and private en-suite.

En-Suite Shower Room

Comprising a double shower, vanity unit with storage, shelving, part-tiled walls, low-level wc and rear window.

Bedroom Three

Another spacious double bedroom with fitted wardrobes, wooden feature wall, decorative coving and rear aspect window.

Bedroom Four

A comfortable double with decorative coving and front-facing window.

House Bathroom

Recently renovated to a high specification, featuring a panelled design, quartz surfaces, vanity unit with bowl sink and two tall storage cupboards, jacuzzi bath with shower over and glass screen, ladder towel rail and side window.

Externally

Frontage

Set on a large plot, the property enjoys an attractive front garden laid mainly to lawn, with a block-paved driveway leading to a detached double garage.

Double Garage

With twin up-and-over doors, power and the benefit of courtesy doors on each side.

Rear Garden

Laid mainly to lawn and with a leafy outlook, there is an impressive raised decking area, ideal for outdoor dining and family gatherings.





Location and Amenities

Finchlay Court is situated in the Brookfield area of Acklam, with its family friendly atmosphere, excellent amenities and great connectivity. Locally there is a Tesco Express, the Blue Bell Hotel and Pub - known for its Sunday lunch carvery, and the Middlesbrough Municipal Golf Centre. Also, Centre Court at The Oval, which includes: a Co-op supermarket, pharmacy, post office, dog and cat groomers, beauty salon and hairdressers. Acklam Hall offers afternoon teas, and the Tomahawk restaurant. Nearby: Middlesbrough centre - with shops, theatre, art gallery, museum, eateries and railway station; Linthorpe Road - with its thriving local scene, independent shops and restaurants, and Teesside Park - with shopping, eateries, cinema and leisure facilities.

Beautiful green spaces nearby include: Mill Hill Field Recreation Ground; Albert Park and Café, with lovely walks, lake for fishing, tennis courts and the weekly Albert Park 'Parkrun.' Stewart Park has events, a pets' corner, children's play area and café.

Schools:

Well-regarded schools in the area, including Acklam Whin Primary School, Outwood Academy and Acklam Grange School. Yarm has an independent day school.

Transport Links:

Excellent access to road and rail links and to Teesside University, Tees Valley Hospital and The James Cook University Hospital. Middlesbrough train station has links to Edinburgh, Newcastle, Leeds, Manchester, York and London Kings Cross.

Approximate Distances from Finchlay Court:

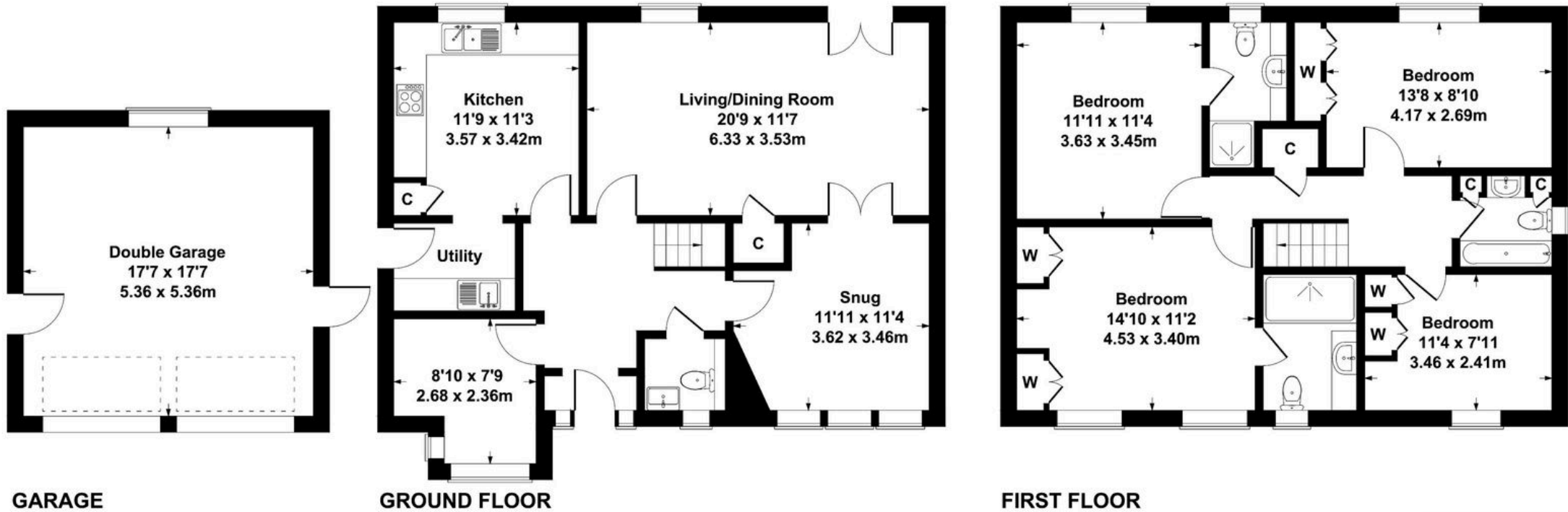
Teesside Park 4 miles; Middlesbrough 6.2 miles; Yarm 6.2 miles; Teesside International Airport 11 miles; Darlington 17.7 miles; Newcastle 42.8 miles; York 46.2 miles.

Freehold. Council Tax E. Gas Central Heating.

Disclaimer Note: 1. Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, intending purchasers should satisfy themselves as to the correctness of the information given. Kathryn Barr Estate Agents does not accept responsibility for any errors in the information provided. 2. Our particulars are for guidance only and do not form part of any offer or contract. They should not be relied upon as statements or representation of fact or warranty. 3. All dimensions and shapes are approximate. 4. We have not tested any services, appliances, equipment, facilities or fittings and cannot verify that they are in working order.

26 Finchlay Court, Brookfield, Acklam, TS5 8EL

Approximate gross internal area
House - 144 sq m - 1550 sq ft
Garage - 29 sq m - 312 sq ft
Total - 173 sq m - 1862 sq ft



All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced By Vue3Sixty



www.kathrynbarrestateagents.co.uk

Holme Lane, Seamer
North Yorkshire, TS9 5LL



Kathryn Barr Estate Agents Ltd, Company number 16225259 is registered in England at office Holme Lane, Seamer, North Yorkshire TS9 5LL
Member of Property Redress Scheme, membership number PRS050432

Tel: 01642 798707
kathryn@kathrynbarrestateagents.co.uk