Sinderby Lane, Nunthorpe, TS7 0RP
4 Bed - House - Detached
£360,000

Council Tax Band: F
EPC Rating: B
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Sinderby Lane, TS7 0RP

This charming, home built by David Wilson Homes has just come to the market and presents an ideal opportunity for a family looking to settle in the heart of Nunthorpe. Situated on a desirable corner plot, the property offers spacious and practical living throughout, perfectly suited to modern family life.

Upon entering, you are welcomed into a bright entrance hallway that leads to a convenient cloakroom and a separate utility room. The ground floor boasts a generous, modern lounge and an impressive open-plan kitchen/diner, which truly serves as the heart of the home—perfect for both everyday living and entertaining.

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes, a dedicated dressing area, and a stylish ensuite. A contemporary family bathroom serves the remaining bedrooms.

Externally, the home features an enclosed rear garden laid to lawn, providing a safe and private space for children to play or for outdoor relaxation. A detached garage and a side driveway offer ample off-street parking.

The location is ideal, with excellent access to nearby Great Ayton and the scenic Roseberry Topping. It's also conveniently close to James Cook Hospital, highly regarded schools, shops, and a range of local amenities, making this an excellent choice for families.

Entrance Hallway

Cloakroom

Lounge

Kitchen/Diner

Utility

Landing

Master Bedroom

Ensuite

Bedroom

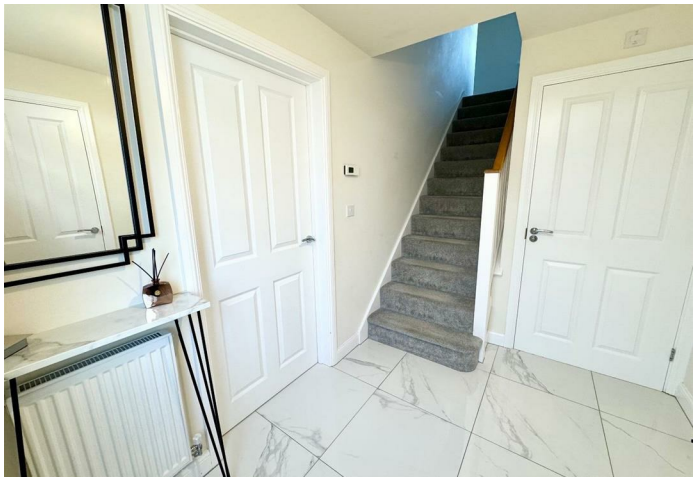
Bedroom

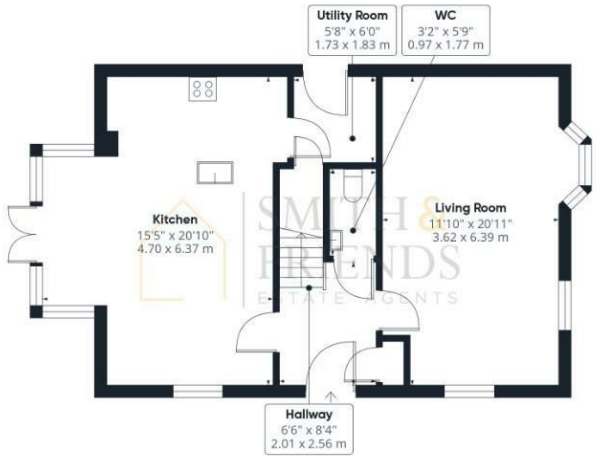
Bedroom

Bathroom

External

Rear garden laid to lawn
Detached Garage
Driveway





Ground Floor

Floor 1

Approximate total area(1)

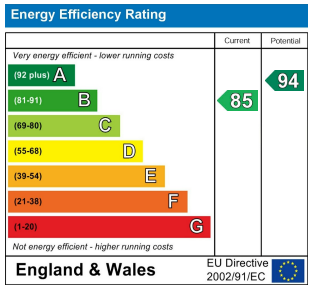
1270 ft²

118 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
Tel: 01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS