



**Newquay Close, Hemlington Middlesbrough TS8 9PS**

**welcome to**

## **Newquay Close, Hemlington Middlesbrough**

Occupying an impressive corner position, this substantial four bedroom detached home enjoys a generous and private setting, complete with a double garage and ample driveway parking.

### **Entrance Hall**

Access via composite door to front, UPVC double glazed window to front, radiator, under stair storage, hand made bespoke veneered oak stairs to first floor, karndean flooring.

### **Downstairs Shower Room**

Double shower, extractor, toilet, vanity style wash hand basin, UPVC double glazed opaque window to side, radiator.

### **Kitchen/Diner**

8' 9" x 28' 6" ( 2.67m x 8.69m )

Two UPVC double glazed windows to side, UPVC double glazed window to front, french doors to rear, luxury vinyl tiled flooring, two radiators, fitted kitchen with a range of base and wall units with solid oak worktops, double oven, five ring gas hob, dishwasher, integral washing machine, single bowl single drainer stainless steel unit with mixer tap, recess for fridge/freezer, integral microwave.

### **Lounge**

15' 8" x 10' 3" ( 4.78m x 3.12m )

UPVC double glazed french doors to rear garden, UPVC double glazed window to side, radiator, door access to dining room.

### **Landing**

UPVC double glazed split level window to side, boarded loft with pull down ladder, storage cupboard.

### **Bedroom 1**

15' 5" x 8' 1" ( 4.70m x 2.46m )

UPVC double glazed window to front, radiator, fitted wardrobes, fitted dressing area.

### **Bedroom 2**

8' 11" x 13' ( 2.72m x 3.96m )

UPVC double glazed window to rear, radiator.

### **Bedroom 3**

9' 2" x 10' 6" ( 2.79m x 3.20m )

UPVC double glazed window to rear, radiator, dado rail.

### **Bedroom 4**

10' 6" x 6' 9" ( 3.20m x 2.06m )

UPVC double glazed window to front, radiator.

### **Bathroom**

Free standing bath, wall mounted vanity style wash hand basin, toilet, UPVC double glazed opaque window to side, spotlights to ceiling, LVT herringbone flooring, heated brushed gold towel style radiator.

### **Externally**

#### **Rear Garden**

Split level garden, mature flower bed edging and shrubbery, patio area which get the sun, decking area with bespoke built summer house with lighting and electricity, greenhouse.

#### **Front Garden**

Double garage, electric roller shutters with lighting and electricity, three car driveway.





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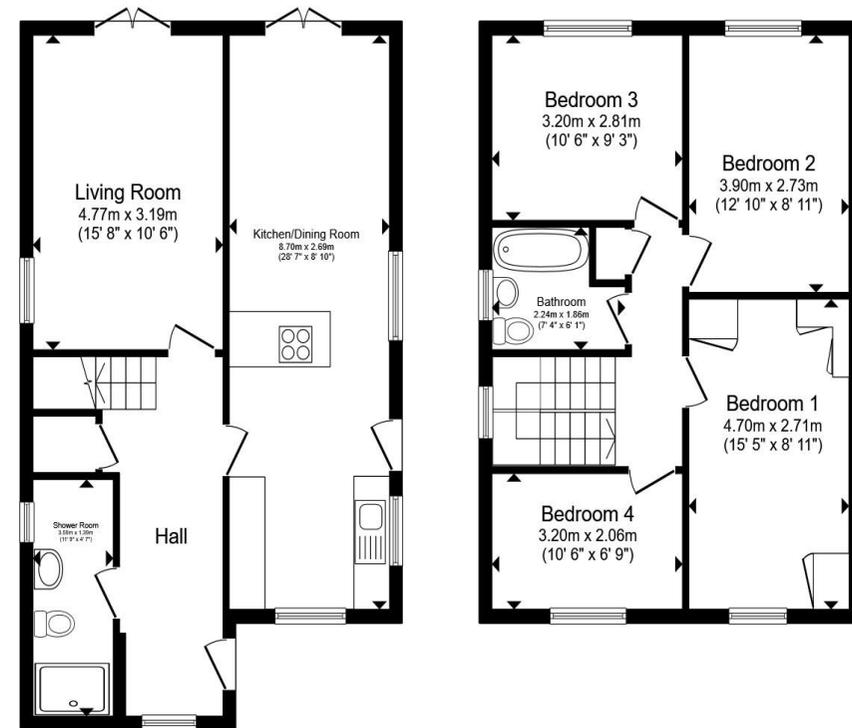
welcome to

## Newquay Close, Hemlington Middlesbrough

- READY TO MOVE INTO
- MODERN THROUGHOUT
- DOWNSTAIRS SHOWER ROOM
- DOUBLE GARAGE
- MULTIPLE CAR DRIVEWAY

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

offers in the region of  
**£245,000**



Ground Floor

First Floor

Total floor area 109.3 m<sup>2</sup> (1,176 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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