



**Dew Lane, Ormesby, Middlesbrough, TS7 9AR**  
**4 Bed - Bungalow**  
**£255,000**

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



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# Dew Lane, Ormesby, TS7 9AR

Located on the highly desirable Dew Lane, just off Church Lane in the heart of Ormesby, this impressive and versatile home offers generous living space throughout and excellent potential to adapt the layout to suit a variety of lifestyles.

The ground floor is both spacious and welcoming, featuring a grand entrance hallway that sets the tone for the rest of the property. There is a comfortable lounge ideal for relaxing or entertaining, a modern fitted kitchen with ample storage and worktop space, and a contemporary bathroom finished to a high standard. The current layout also includes two well-proportioned double bedrooms on the ground floor, making the property suitable for flexible living arrangements, including multigenerational living or home working.

To the upper level, the property benefits from two loft rooms, currently used by the owner as an additional bedroom and a hobby/dressing room. These rooms further enhance the flexibility of the home and provide valuable extra space for a range of uses.

Externally, the property truly shines. The magnificent rear garden is generous in size and beautifully maintained, offering a peaceful retreat with a charming seating area positioned at the far end—perfect for outdoor dining, entertaining, or simply enjoying the surroundings. To the front and side, there is a detached garage and a driveway providing ample off-street parking.



**Hallway**

**Lounge**

**Kitchen**

**Bathroom**

**Bedroom**

**Bedroom**

**Lobby**

**Upper level**

**Bedroom**

**Bedroom**

**External**







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1196 ft<sup>2</sup>  
 111 m<sup>2</sup>  
 Reduced headroom  
 75 ft<sup>2</sup>  
 6.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>75</b>	<b>56</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

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