

KILVINGTON GROVE, NUNTHORPE, MIDDLESBROUGH, TS7 0RL



- ▲ A Spacious Beautifully Presented Four Bedroom Detached House
- ▲ Fabulous Location Within this Popular Modern Development Built by David Wilson Homes
- ▲ Double Width Driveway to Double Detached Garage
- ▲ Beautifully Presented Rear Garden with Detached Bar/Home Office with Bi-Folding Doors
- ▲ Spacious Modern Fitted Kitchen Diner with Separate Utility
- ▲ Spacious Living Room
- ▲ Ground Floor WC
- ▲ Master Bedroom with Built-In Wardrobes & En-Suite Shower Room
- ▲ Modern Family Bathroom
- ▲ Solar Panels

£400,000

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A spacious beautifully presented four bedroom detached home occupying a lovely plot within the popular Grey Towers Village development built by David Wilson. Features include a double width driveway leading to a double detached garage, spacious southerly facing rear garden with detached bar/home office, modern fitted kitchen diner with separate utility room, spacious living room, master bedroom with en-suite shower room and solar panels.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor.

CLOAKROOM/WC

With white low level WC and wash hand basin.

LIVING ROOM - 6.48m x 3.56m (21'3" x 11'8")

A spacious living room with French doors to the rear garden.

OPEN PLAN KITCHEN/FAMILY/DINING ROOM - 5.05m (max) x 4.37m (16'7" (max) x 14'4")

With a modern range of fitted wall and floor units, complementary work surfaces, integrated fridge freezer, oven and grill, hob with extractor over and dishwasher. Spotlighting and French doors open to the south facing rear garden.

UTILITY ROOM - 1.55m x 2.9m (5'1" x 9'6")

With a modern range of units, plumbing for washing machine, concealed central heating boiler and side external door.

FIRST FLOOR

LANDING

With airing cupboard.

BEDROOM ONE - 3.84m x 3.02m (12'7" x 9'11")

With built-in wardrobe.

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EN-SUITE SHOWER ROOM - 1.35m x 2.51m (4'5" x 8'3")

Modern suite comprising shower cubicle, low level WC, wash hand basin, heated towel rail, spotlighting and part tiled walls.

BEDROOM TWO - 3.33m x 3.35m (10'11" x 11')

With built-in wardrobe.

BEDROOM THREE - 3.25m x 3.1m (10'8" x 10'2")

With built-in wardrobe.

BEDROOM FOUR - 3.02m x 2.16m (9'11" x 7'1")

BATHROOM - 3.12m x 1.9m (10'3" x 6'3")

Modern suite comprising bath with shower over and screen, low level WC, wash hand basin, shower cubicle, spotlighting, part tiled walls and part mirror wall.

EXTERNALLY

PARKING, DOUBLE GARAGE & GARDEN

Externally the property occupies a fabulous plot with a double width block paved driveway leading to a double detached garage with side courtesy door. To the rear there is a lovely spacious south facing garden laid to lawn with patio and detached bar/home office.

BAR/HOME OFFICE

Fully insulated with spotlighting, bar area, electrics and bi-folding doors open to the garden.

AGENTS REF: - DP/LS/NUN200428/26052026

Council Tax Band: F **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

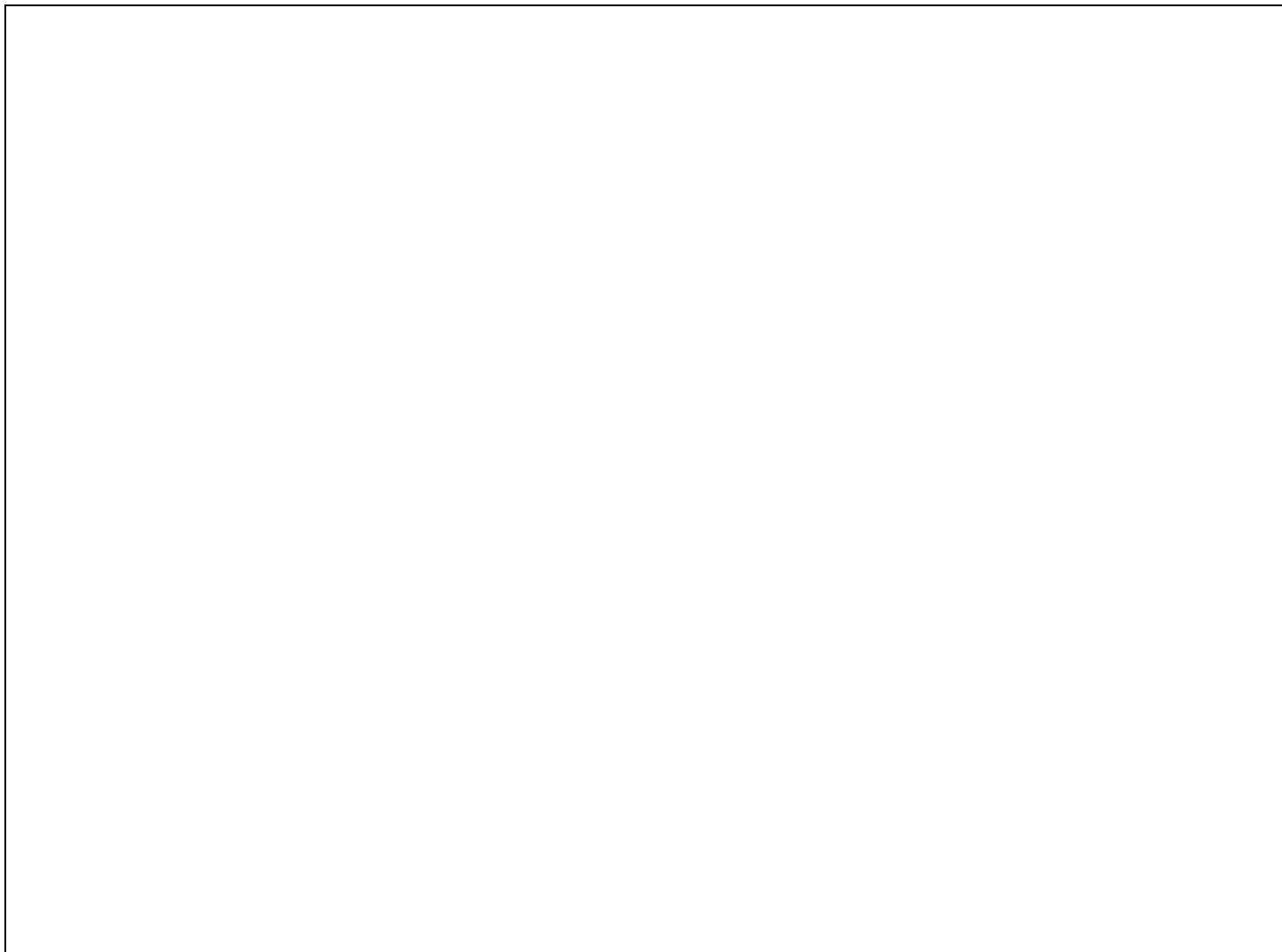


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