



40 Orchard Way , Ormesby, TS7 9BZ

Offers In The Region Of £218,000



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HALLWAY

Step through the crisp white UPVC double-glazed door from the front garden and you're welcomed into a bright, inviting hallway. Natural light pours in, bouncing off the sleek laminate flooring and highlighting the modern spotlights overhead. From here, you can easily access the spacious reception and dining area, the well-appointed kitchen, or head upstairs to the first floor. The hallway feels warm and comfortable, thanks to a neatly placed radiator that keeps the space cozy year-round.

RECEPTION/ DINING ROOM

At the front of the room, you'll find a welcoming reception area with enough space to comfortably fit a two-piece suite and extra furnishings, all bathed in natural light from a large UPVC double-glazed window. A radiator sits beneath the window, keeping the space warm and inviting. Toward the back of the room, there's ample room for a dining table and additional pieces, set against a charming brickwork fireplace complete with a fitted fire. Elegant French doors open out to the conservatory, seamlessly connecting the indoors with the garden beyond.

CONSERVATORY

The conservatory is impressively spacious, featuring a sturdy dwarf wall and encased in gleaming UPVC double-glazed windows. Sunlight pours in through the expansive glass, while elegant French doors open directly onto the wide, beautifully landscaped rear garden, creating a seamless transition between indoor comfort and outdoor tranquility.

KITCHEN

The kitchen is fitted with a generous selection of

light-colored wall, base, and drawer units that create a bright, welcoming atmosphere. Rich wood-effect worktops provide a warm contrast to the cabinetry, adding visual interest and a touch of natural charm. There's ample space for free-standing appliances, making the room as practical as it is attractive. A large UPVC double glazed window and matching door overlook the rear garden, filling the kitchen with natural light and offering easy access to the outdoor space.

LANDING

The landing benefit from a UPVC double glazed window to the side aspect and gains access to the three spacious bedrooms and modern bathroom.

BEDROOM ONE

The first bedroom sits quietly at the back of the property, offering a generous layout that easily accommodates a double bed along with larger wardrobes or storage pieces. Sunlight filters through a modern UPVC double-glazed window, casting a gentle glow on the neutral-toned walls and sleek laminate flooring. A radiator ensures the room stays cozy year-round, making this space both comfortable and practical.

BEDROOM TWO

Positioned at the front of the property, the second bedroom is currently serving as a spacious walk-in wardrobe. This bright and versatile room easily fits a double bed alongside generous storage units, offering plenty of space for clothing and accessories. Natural light pours in through a large UPVC double-glazed window, while a modern radiator ensures year-round comfort. The room is finished with sleek laminate flooring that adds a touch of contemporary style.

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BEDROOM THREE

The third bedroom, though the most compact of the three, comfortably accommodates a single bed and a few select larger storage pieces. Situated at the front of the property, it enjoys natural light streaming in through a UPVC double glazed window. The room is finished with sleek laminate flooring and kept cozy year-round by a modern radiator.

FAMILY BATHROOM

The family bathroom has been thoughtfully renovated, featuring a stylish three-piece suite. There's a spacious walk-in shower equipped with a thermostat-controlled unit and sleek glass screens, providing both comfort and a modern touch. The hand basin comes with built-in storage, making it easy to keep everyday essentials organized and out of sight. A low-level W.C. blends seamlessly with the decor. The space is finished with elegant grey tiles on both the floor and walls, creating a cohesive, contemporary look. Natural light filters in through a frosted UPVC window, maintaining privacy while brightening the room.

EXTERNAL

A private, gated driveway winds along the side of the property, bordered by lush greenery and leading directly to a spacious garage. At the back, you'll find an expansive 200-foot garden—one of the home's true highlights. There's a generous patio area perfect for outdoor dining or relaxing, and the sweeping lawn offers plenty of space for kids to play or for hosting garden parties. The property also comes with planning permission, which the current owners will provide for you to review during your visit.



Road Map



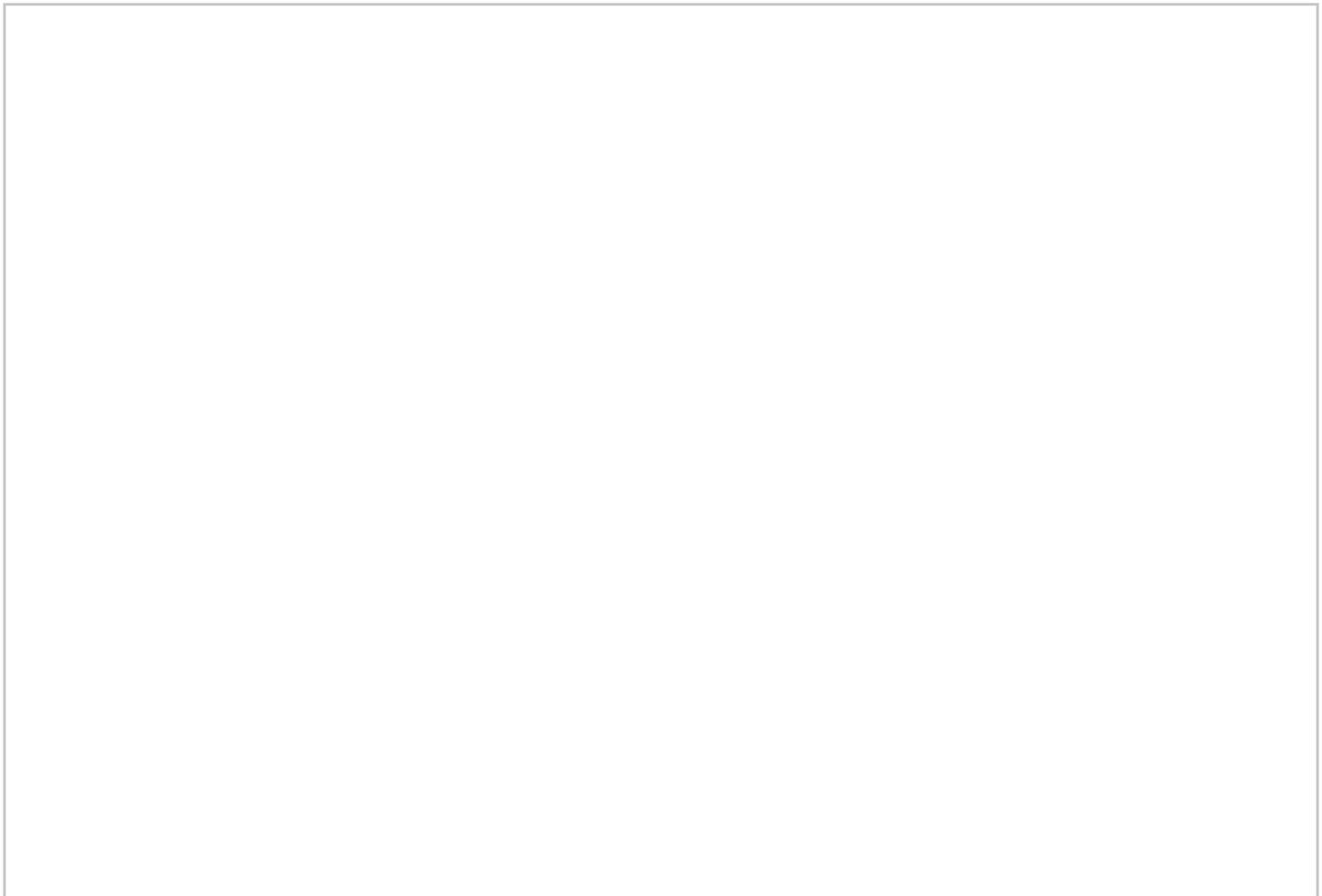
Hybrid Map



Terrain Map



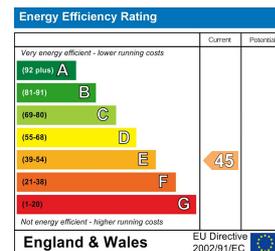
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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