

GUISBOROUGH ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0JA



- ▲ A Stunning Four Bedroom Detached Bungalow
- ▲ Occupying a Site of Approximately 0.41 Acres
- ▲ Refurbished & Remodelled by the Current Owners with No Expense Spared
- ▲ Large Private Rear Garden
- ▲ Driveway Providing Ample Off Road Parking
- ▲ Double Garage
- ▲ Sought After Location
- ▲ Easy Access to Local Amenities & Transport Links
- ▲ Presented to a High Standard Throughout

- ▲ 38ft Fitted Kitchen/Dining/Family Room with a Stunning Range of Units, Granite Work Surfaces, Central Island, Integrated Appliances & Bi-Folding Doors to Patio Area
- ▲ Separate Living Room with Bi-Folding Doors
- ▲ Master Bedroom to the First Floor with Built-In Open Fronted Wardrobes & En-Suite Shower Room
- ▲ Stunning Modern Family Bathroom
- ▲ Three Double Ground Floor Bedrooms

£625,000

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A beautifully presented and spacious four bedroom detached bungalow occupying a site of approximately 0.41 acres and offering accommodation of approximately 1,861 sq. ft. Refurbished by the current owners with no expense spared and featuring a 38ft open plan kitchen/dining/family room with a stunning range of units, granite work surfaces, central island, integrated appliances and bi-folding doors, three double ground floor bedrooms, spacious living room with bi-folding doors, modern bathroom and a master suite to the first floor with built-in open fronted wardrobes and an en-suite shower room. Externally there is ample off road parking, double garage and a large private rear garden. Early viewing is advised to avoid disappointment. Please call our Nunthorpe Office on 01642 955625 to arrange your viewing appointment today.

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

With Herringbone oak flooring, feature half panelled walls and double doors open to ...

OPEN PLAN KITCHEN/DINING/FAMILY ROOM - 11.58m x 3.8m (38' x 12'6")

With a stunning range of fitted floor to ceiling wall and floor units with Quartz work surfaces and central island. Integrated appliances include a double oven, fridge and freezer, wine cooler, dishwasher and washing machine. Herringbone oak flooring, spotlighting, side access door and rear bi-folding doors open to the rear garden.

LIVING ROOM - 4.55m x 5.16m (14'11" x 16'11")

With feature fire surround with inset fire and bi-folding doors open to the rear patio.

BEDROOM TWO - 3.96m x 3.12m (13' x 10'3")

With fitted wardrobes.

BEDROOM THREE - 3.8m x 3.66m (12'6" x 12')

BEDROOM FOUR - 3.12m x 3.2m (10'3" x 10'6")

BATHROOM - 3.38m (11'1") (max) x 3.12m (10'3") reducing to 1.27m (4'2")

Modern suite comprising P' shaped bath with shower over and screen, contemporary vanity wash hand basin, low level WC, heated towel rail and part tiled walls.

TO VIEW: Tel: 01642 955625

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FIRST FLOOR

BEDROOM ONE - 6m x 4m (19'8" x 13'1")

With fitted open fronted wardrobes and feature panelled wall.

EN-SUITE SHOWER ROOM - 2.41m x 1.9m (7'11" x 6'3")

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

EXTERNALLY

PARKING, DOUBLE GARAGE & GARDENS

Externally the property occupies a fabulous plot within this popular area of Nunthorpe offering easy access to local amenities and offering ample parking leading to a double garage. To the front there is a tree lined garden and to the rear there is a stunning spacious private garden with large patio, lawns, well stocked borders and the original large greenhouse.

AGENTS REF: - DP/LS/NUN230966/22012026

Council Tax Band: G **Tenure:** Freehold

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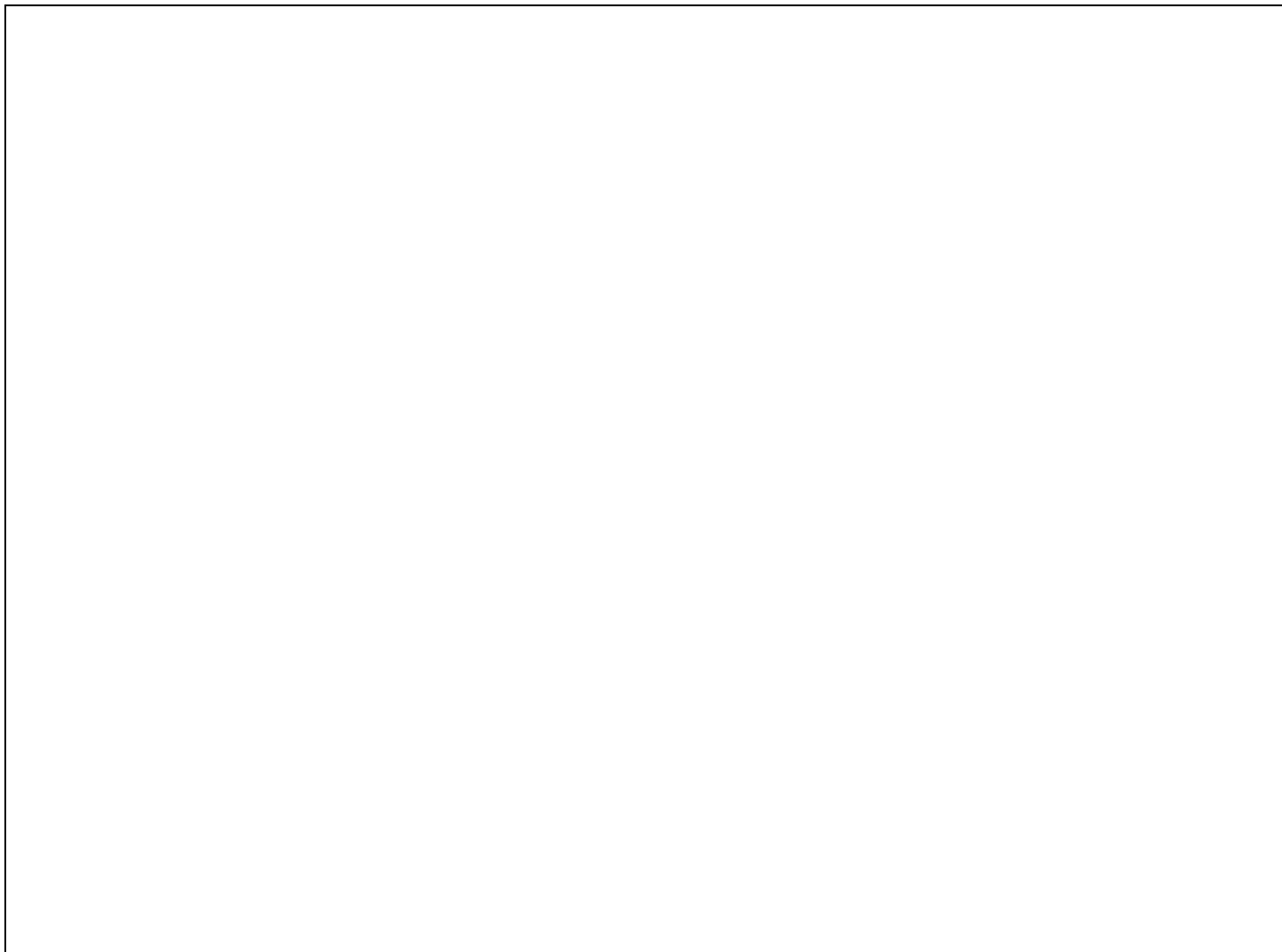


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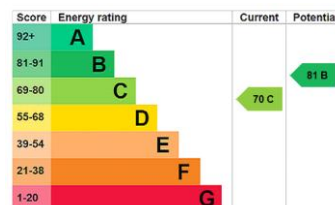


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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