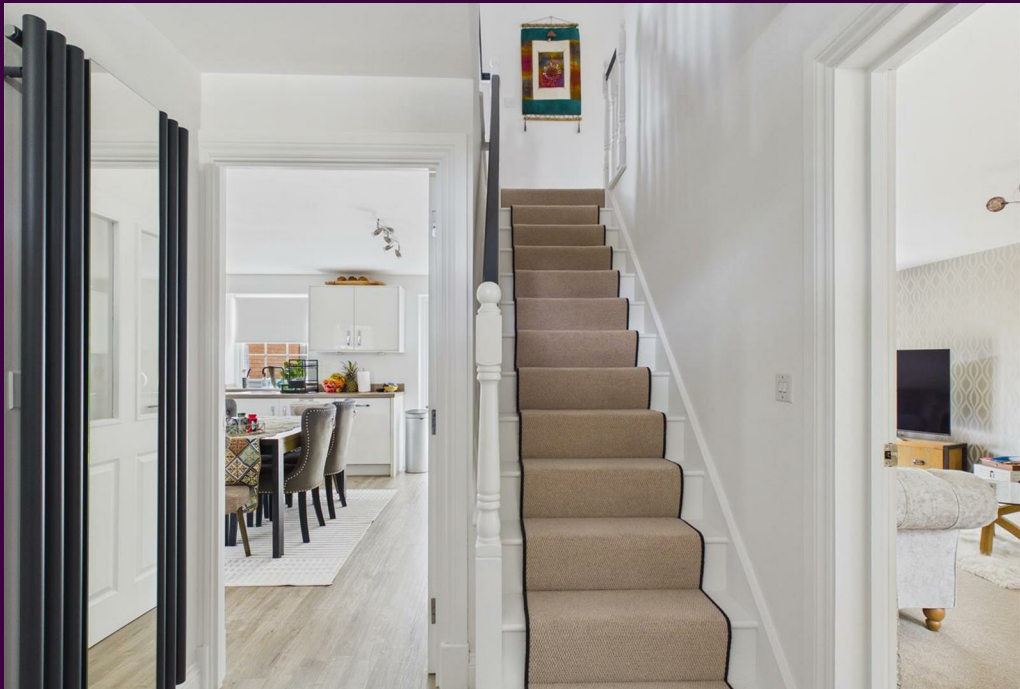


Kilvington Grove, Grey Towers, Nunthorpe



£342,500

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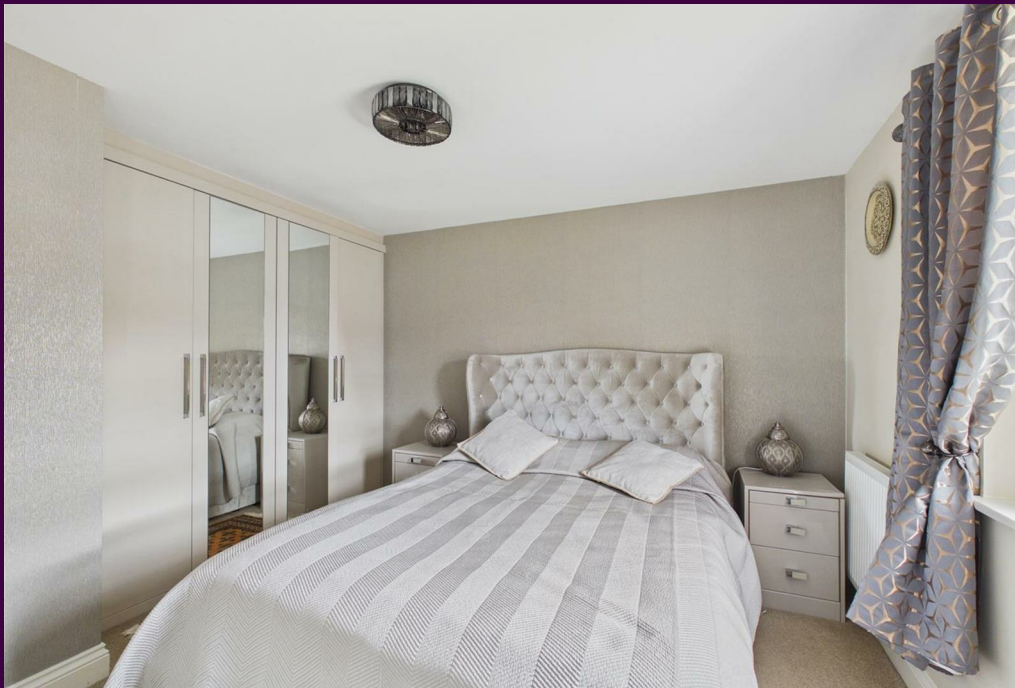




This handsome, double-fronted, four bedroom detached residence is situated on the executive 'Grey Towers' development of Nunthorpe, being constructed in 2025 by David Wilson Homes, and since improved.

Modern, and impressive throughout, whilst enjoying a pleasant position, with an attractive rear garden, side drive and garage. Close to 'highly regarded' schooling and excellent transport links.

Internally, the spacious accommodation is especially well-appointed and brought to a fantastic standard, still feeling new - internal inspection is certainly advised. Upgraded in clued fitted robes to three bedrooms, and the owners have overseen the refit of the stylish 'Master' ensuite.



Briefly, the ground floor delivers a welcoming entrance hall, cloakroom/WC, an impressive full-depth living room with 'French' doors to the rear garden, a feature repeated in the separate impressively spacious kitchen/diner, with coordinated utility off.

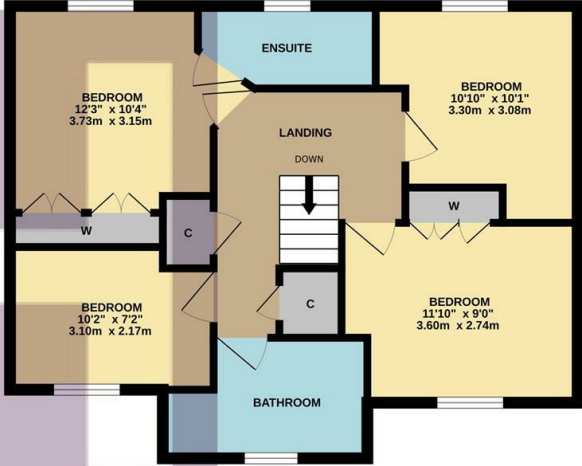
The first floor brings four great bedrooms, 'Master' with refitted ensuite and fitted robes - a feature repeated in bedrooms two and three, sperate spacious, four-piece suite family bathroom.

The Layout

GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		93	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C	83		(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

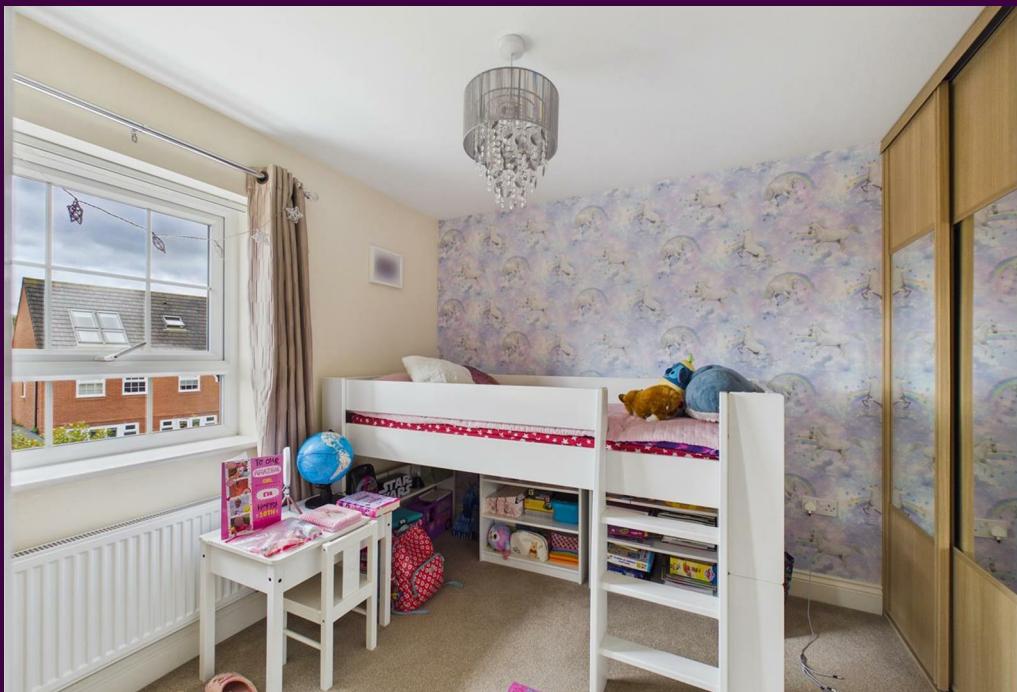
The Location



Council Tax Band: F
Tenure: Freehold



- Desirable 'Grey Towers Village' of Nunthorpe
- Spacious four-bedroom detached residence
- Large full-depth living room, separate impressive open-plan kitchen/diner
- Stylish refitted 'Master' ensuite
- Robes to 'Master' and bedrooms 2 & 3
- Early viewing essential



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