Comfrey, Coulby Newham, TS8 0XT
4 Bed - House - Detached
£380,000

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

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Comfrey
Coulby Newham Middlesbrough TS8 0XT

Nestled in the sought-after estate of Comfrey Manor, Coulby Newham, this splendid four-bedroom detached family home offers an exceptional living experience. The property is prominently positioned on a desirable plot, ensuring a high degree of privacy for its residents.

Upon entering, you are welcomed by an entrance porch that leads into the vestibule. The heart of the home is the open-plan kitchen and dining area, perfect for family gatherings and entertaining guests. The ground floor also features a generously sized living room, which flows seamlessly into a generous conservatory, providing an abundance of natural light. Additionally, there is a convenient downstairs WC for guests.

The first floor boasts four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom, ensuring comfort and convenience for the whole family. A family bathroom completes the upper level, catering to the needs of the household.

Externally, the property is accessed via a private, shared driveway that leads to two designated parking spaces and a garage. The front garden is beautifully maintained, featuring a lush lawn enclosed by wrought iron gates. The rear garden is a standout feature, ideal for entertaining. It offers two separate seating areas surrounded by a well-kept lawn, all while enjoying the benefit of being not overlooked.

This fantastic home is a rare find in the market, and viewings are highly recommended to fully appreciate the quality and charm it has to offer. Don’t miss the opportunity to make this wonderful property your new family home.

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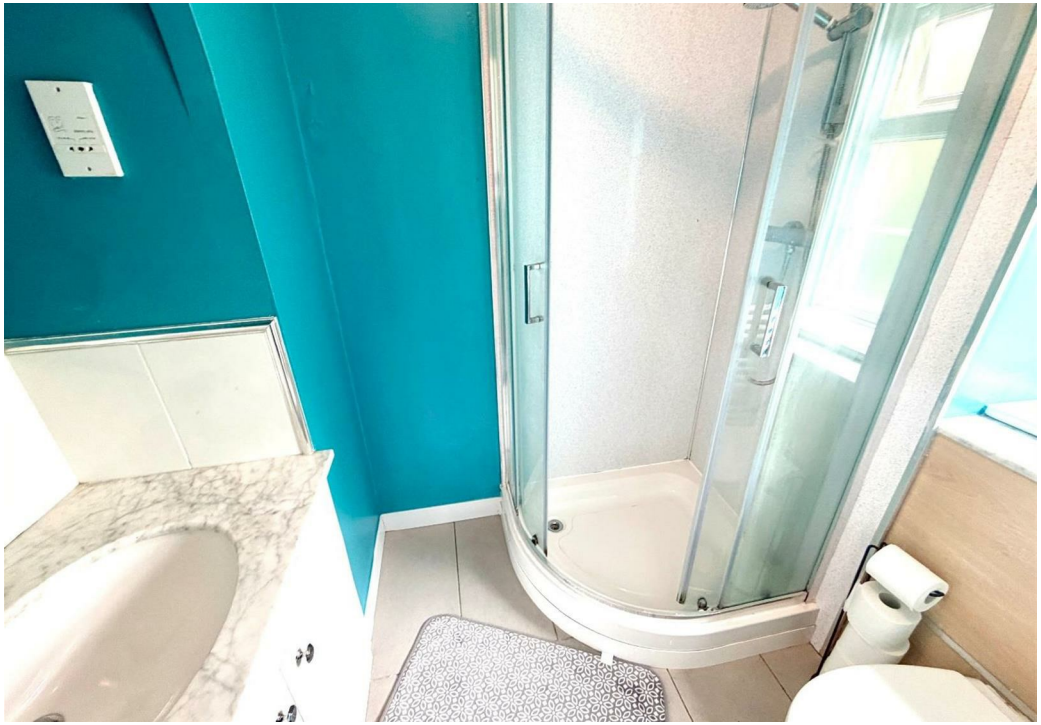
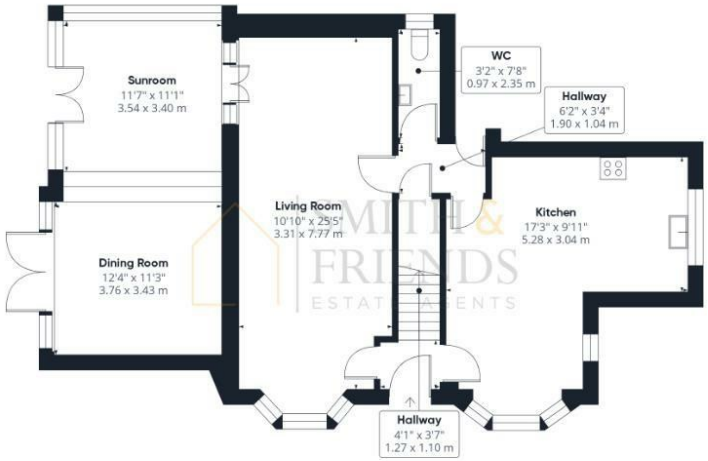
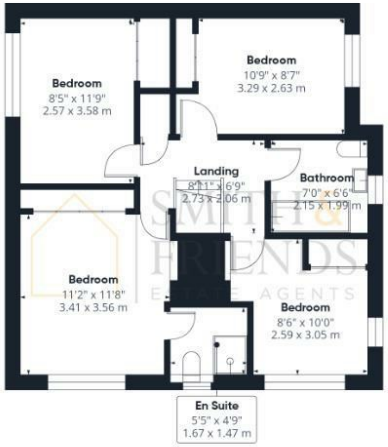




Ground Floor



Floor 1

Approximate total area(1)

1473 ft²

136.8 m²

(1) Excluding balconies and terraces

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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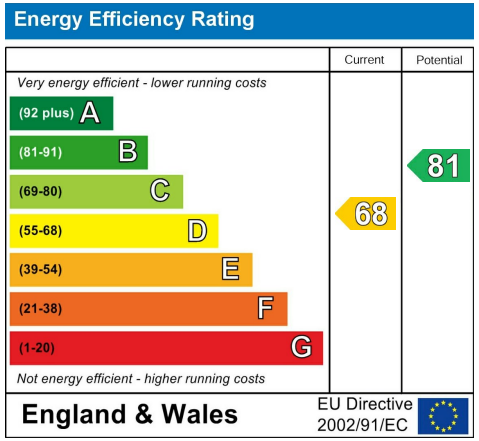

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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