GowlandWhite

Farmstead Street, Acklam, Middlesbrough, TS5 8FL

Built by Miller Homes to their ‘Buttermere’ design, this substantial five bedroom detached family home occupies a prime position on a popular modern development and delivers spacious, contemporary living perfectly suited to growing families.

Gas centrally heated and double glazed throughout, the property offers thoughtfully designed accommodation ideal for both everyday life and entertaining. A welcoming hallway leads to a generous lounge featuring a bay window, with double doors opening into the true heart of the home – an impressive 29ft kitchen/dining room. This outstanding open-plan space is fitted with a stylish range of units and integrated appliances including a double oven, gas hob, dishwasher and fridge freezer. Triple Bi-fold doors open into the garden, creating a seamless connection to the garden and flooding the room with natural light. A separate utility room and ground floor WC provide additional practicality.

To the first floor are five well proportioned bedrooms. The principal bedroom benefits from ‘his and hers’ built-in wardrobes and a private en suite, while bedrooms two and three also enjoy their own en suite facilities. A modern family bathroom serves the remaining bedrooms, ensuring ample space and convenience for a busy household.

Externally, the property features an integral double garage and a block paved driveway providing parking for two vehicles. The rear garden is a good size and designed for low maintenance, with artificial lawn and two patio areas ideal for outdoor dining and relaxation.

Located close to reputable schools and offering excellent commuter links with the A174 nearby, this is an exceptional family home combining space, style and convenience.

Offers Over £367,000

5 4 1 B

HALLWAY

LOUNGE
19'3" x 10'10" (5.87m x 3.30m)

KITCHEN
29'1" x 9'8" (8.86m x 2.95m)

UTILITY ROOM
6'3" x 5'4" (1.91m x 1.63m)

DOWNSTAIRS WC
5'4" x 2'11" (1.63m x 0.89m)

LANDING

BEDROOM ONE
16'10" x 9'1" (5.13m x 2.77m)

ENSUITE
6'5" x 5'11" (1.96m x 1.80m)

BEDROOM TWO
11'11" x 10'11" (3.63m x 3.33m)

ENSUITE
6'7" x 5'4" (2.01m x 1.63m)

BEDROOM THREE
10'5" x 10' (3.18m x 3.05m)

ENSUITE
7'9" x 3'9" (2.36m x 1.14m)

BEDROOM FOUR
10'3" x 7'4" (3.12m x 2.24m)

BEDROOM FIVE
10'5" x 6'6" (3.18m x 1.98m)

BATHROOM
6'9" x 6'6" (2.06m x 1.98m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

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Tel: 01642 615657

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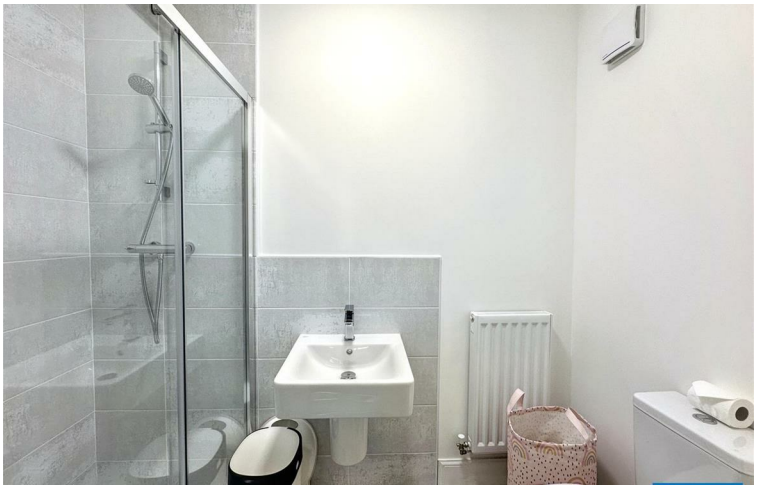

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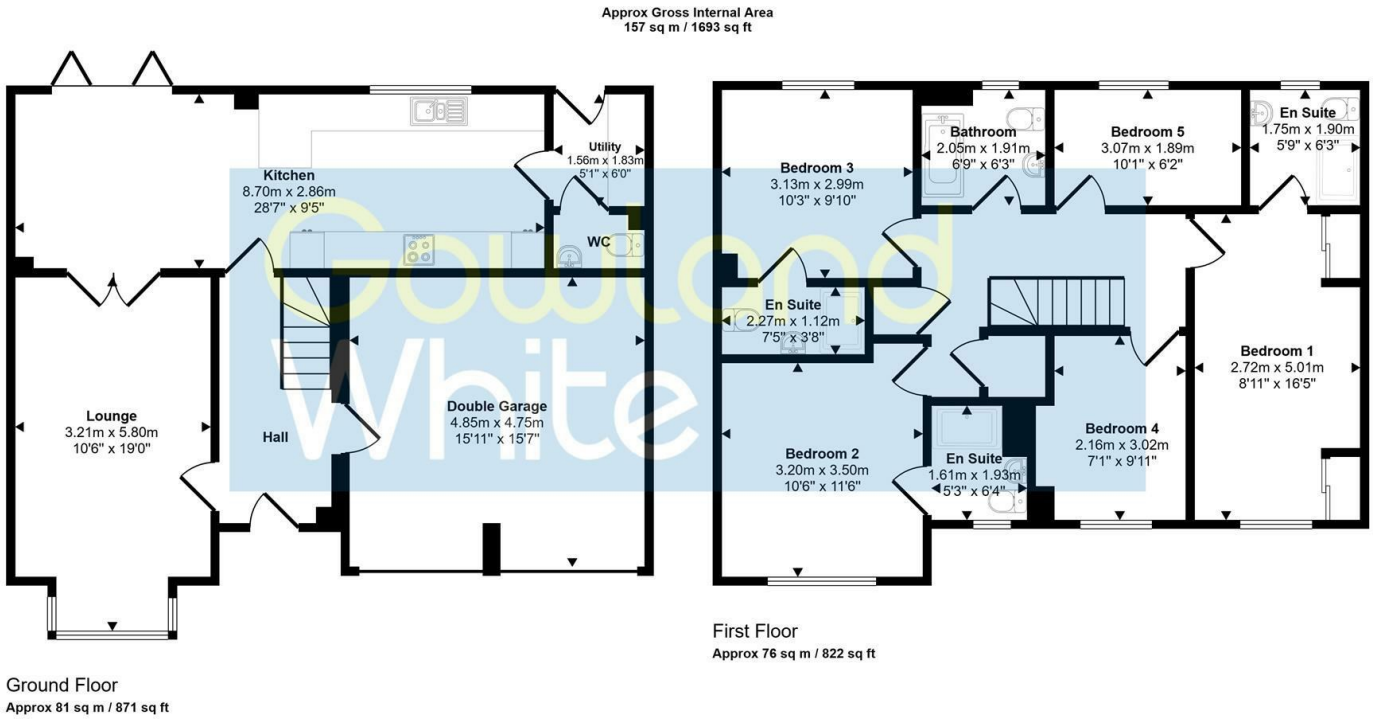
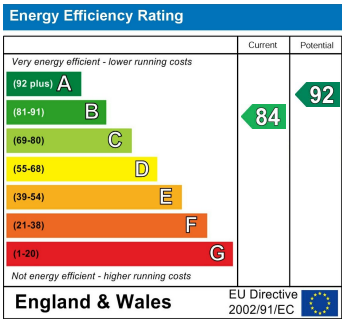
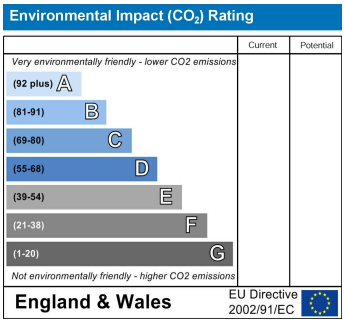


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





VIEWING
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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