

## GREY TOWERS DRIVE, NUNTHORPE, MIDDLESBROUGH, TS7 0LT



- ▲ A Spacious & Well Presented Four Bedroom Detached Home
- ▲ Located on This Exclusive Popular Development
- ▲ Large Plot with Private Rear Garden
- ▲ Double Width Block Paved Driveway to Double Garage
- ▲ Stunning Fitted Kitchen with Part Vaulted Ceiling
- ▲ Separate Utility
- ▲ Spacious Conservatory
- ▲ 24ft Plus Dining Room & Separate Living Room
- ▲ Master Bedroom with Modern En-Suite Shower Room
- ▲ Modern Family Bathroom
- ▲ Early Viewing Advised

**£560,000**

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A beautifully presented and spacious four bedroom detached residence located on this exclusive development within Nunthorpe and occupying a lovely plot with large private garden. Internal features include a smart fitted kitchen with part vaulted ceiling and separate utility, conservatory, spacious dining room, separate living room, master bedroom with modern en-suite shower room and modern family bathroom. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

##### **LOUNGE - 5.8m x 3.78m (19' x 12'5")**

With feature slate wall, contemporary fire and spotlighting.

##### **DINING ROOM - 7.47m x 4.88m (24'6" x 16')**

A spacious dining room with spotlighting, staircase to the first floor and two sets of doors to the conservatory.

##### **CONSERVATORY - 6.3m (max) x 4.45m (20'8" (max) x 14'7")**

Enjoying pleasant views over the rear garden and French doors to access.

##### **KITCHEN - 5.4m x 4m (17'9" x 13'1")**

A beautifully presented fitted kitchen with granite work surfaces and breakfast bar. Integrated appliances include two ovens and grill, induction hob with extractor over, dishwasher, integrated fridge and freezer. Part vaulted ceiling with skylights and spotlights.

##### **UTILITY ROOM - 2.5m x 1.88m (8'2" x 6'2")**

With a range of shaker design units, granite work surfaces, plumbing for washing machine and access to the garage.

#### **FIRST FLOOR**

##### **BEDROOM ONE - 3.89m x 3.9m (12'9" x 12'10")**

With built-in storage.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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**EN-SUITE SHOWER ROOM** - Modern suite comprising double shower cubicle, vanity wash hand basin, low level WC, part tiled walls and tiled floor.

**BEDROOM TWO - 3.76m x 3.25m (12'4" x 10'8")**

With large built-in storage space.

**BEDROOM THREE - 3.9m x 3.78m (12'10" x 12'5")**

**BEDROOM FOUR - 2.46m x 2.36m (8'1" x 7'9")**

**BATHROOM - 2.5m x 2.13m (8'2" x 7')**

Modern suite comprising double ended bath, vanity wash hand basin, low level WC and part tiled walls.

**LANDING** - With double airing cupboard.

### EXTERNALLY

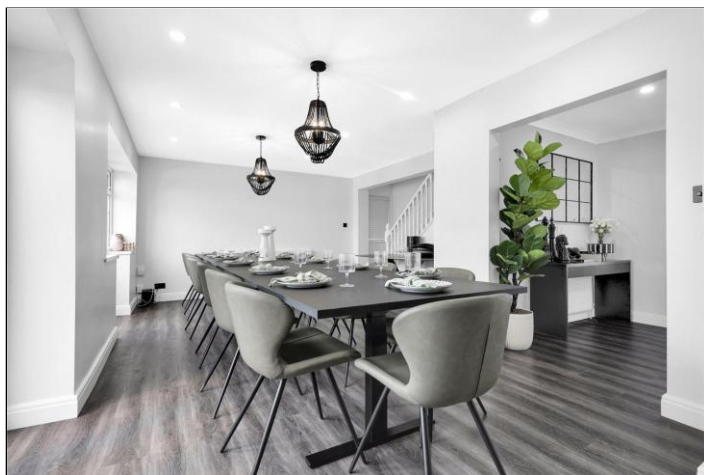
**GARDENS, PARKING & DOUBLE GARAGE** - Externally to the front there is an open plan garden, and a double width block paved driveway leading to the double garage. To the rear there is a generous size private well-maintained garden laid to lawn with block paved patio, mature tree and shrub borders and there is a side covered outdoor kitchen area.

**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**AGENTS REF:** - DP/LS/NUN250512/11062026

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

**TO VIEW:** Contact our Nunthorpe office on  
Tel: **01642 955625**



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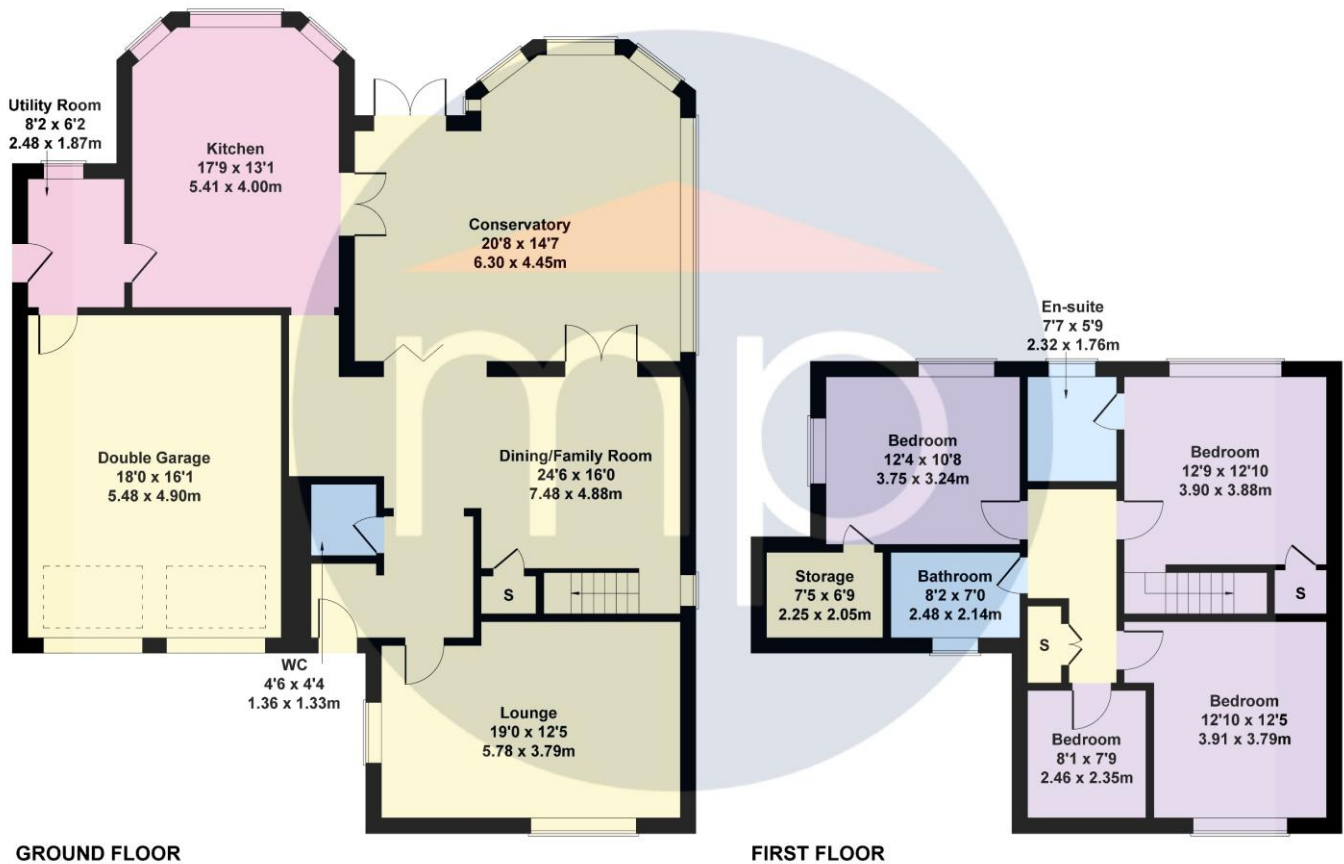


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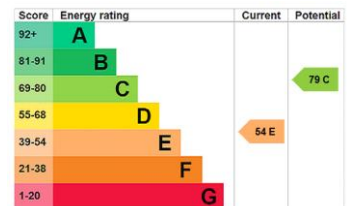
## Grey Towers Drive

Approximate Gross Internal Area  
2422 sq ft - 225 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

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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