



Set within a small exclusive cul-de-sac of just four executive homes, a substantial five bedroom detached residence offering spacious and versatile accommodation. The property offers over 2,500 sq. ft of living space laid out over two floors. Warmed by a gas central heating system and offering double glazing. Briefly comprises; entrance lobby, cloakroom/WC, hallway, lounge/dining room, conservatory, family room, breakfast kitchen, master bedroom with en-suite wet room, bedroom two and the family shower room. On the first floor there are three further bedrooms and a luxurious bathroom. Externally there are garden areas surrounding the property, with the generous rear garden being an attractively presented private space, ideal for outdoor entertaining. In addition, there is a block paved driveway and double garage. This fine home is located within the highly regarded village of Maltby, which offers convenient access to the surrounding towns of Yarm, Middlesbrough and Stokesley together with excellent transport links via the A19 road network.





GROUND FLOOR

ENTRANCE LOBBY

With double glazed double entrance doors, radiator, solid wood flooring, internal door to garage. Double doors to hallway.

CLOAKROOM/WC

Pedestal wash hand basin and low level WC. Radiator and double glazed window.

HALLWAY

With two radiators, built-in cupboard, and coved ceiling.

LOUNGE - 7.91m x 3.95m (25'11" x 13')

Living flame effect gas fire set in a feature surround with inset and hearth. Two radiators, solid wood flooring, coved ceiling, and double glazed windows to front and side. Double glazed French doors to ...

CONSERVATORY - 3.55m x 3.40m (11'8" x 11'2")

UPVC double glazed with radiator, tiled floor, and double doors to the rear garden.

FAMILY ROOM - 3.73m x 3.36m (12'3" x 11')

Radiator and two double glazed windows.

BREAKFAST KITCHEN - 6.53m x 2.96m (21'5" x 9'9")

Offering a generous range of fitted wall and floor units with granite worktops incorporating an under mounted one and a half bowl stainless steel sink unit with mixer taps. Built-in twin ovens with ceramic hob and extractor fan. Built in microwave oven, coffee maker and dishwasher. Recess for American style fridge/freezer, two double glazed windows, radiator, half tiled walls, coved ceiling and downlighting. Double glazed door to the rear garden.

MASTER BEDROOM - 4.55m x 4.33m (14'11" x 14'2")

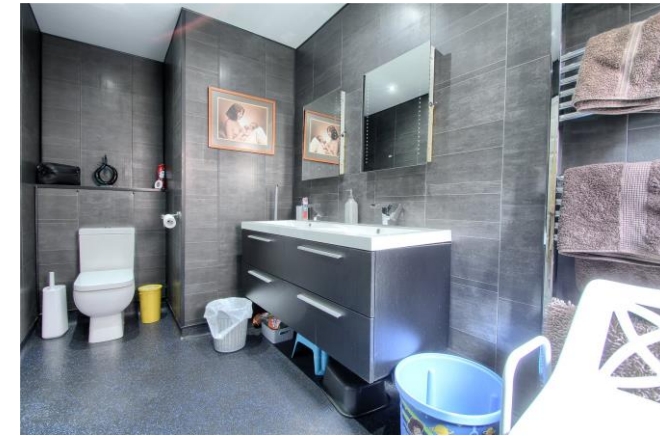
Fitted wardrobes to one wall, radiator, three double glazed windows and coved ceiling.

EN-SUITE WET ROOM - 3.85m x 1.81m (12'8" x 5'11")

Wet room style shower area, twin wash hand basins in vanity unit and low level WC. Chrome effect heated towel rail, downlighting and double glazed window.

BEDROOM TWO - 3.95m x 3.80m (13' x 12'6")

Two double glazed windows and radiator.



SHOWER ROOM - 2.58m x 2.41m (8'6" x 7'11")

Double shower enclosure, wash hand basin in vanity unit and low level WC. Tiled walls and floor, chrome effect heated towel rail and built in storage cupboards.

FIRST FLOOR

LANDING

With radiator, coved ceiling, loft hatch and two Velux windows.

BEDROOM THREE - 5.52m x 5.12X4.02m (18'1" x 5.12X13'2")

Two Velux roof windows, radiator and built-in wardrobe and drawers.

BEDROOM FOUR - 5.51m (18'1") x 4.30m (14'1") reducing to 3.77m (12'4")

Two Velux roof windows and radiator.

BEDROOM FIVE/DRESSING ROOM - 3.22m x 2.42m (10'7" x 7'11")

Fitted clothes rails and shelving and Velux roof window.

BATHROOM - 2.92m x 2.76m (9'7" x 9'1")

Jacuzzi bath with shower attachment, wash hand basin in vanity unit and semi-recessed low level WC. Velux roof window, chrome effect heated towel rail, tiled walls, and floor and downlighting.

EXTERNALLY

GARDENS & DOUBLE GARAGE

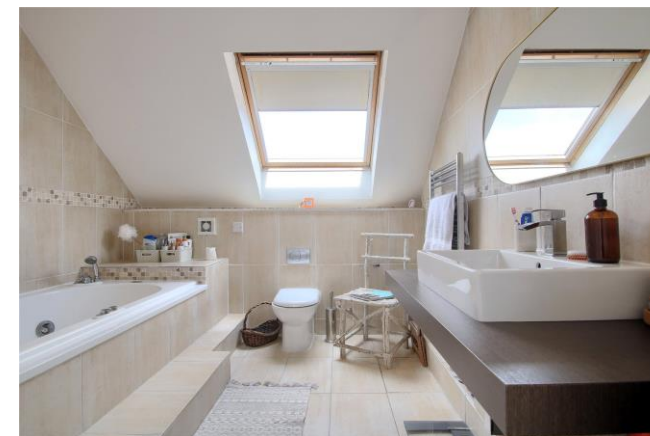
Blue slate areas to the front and side of the property with miniature hedging. A block paved driveway provides generous off street parking and leads to the double garage with roller door, wall mounted boiler, power points and lighting. To the other side of the property, a pathway leads to a small, enclosed garden area. To the rear there is a generous enclosed garden offering a high degree of privacy, with a lawned area, a variety of shrubs, gravelled sections, and paved seating areas.

TENURE - FREEHOLD

COUNCIL TAX BAND G

AGENTS REF: - DC/LS/ING230289/05072023

VIEWING: By appointment through our Yarm office on Tel: 01642 788878



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GROUND FLOOR
1940 sq.ft. (180.3 sq.m.) approx.



1ST FLOOR
892 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 2832 sq.ft. (263.1 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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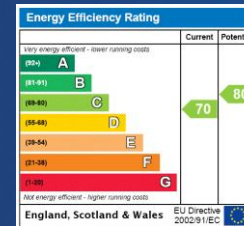
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