

**HAMLET CLOSE, STAINSBY HALL FARM, BROOKFIELD,
MIDDLESBROUGH, TS5 8DW**



- ▲ A Modern Miller Built Home to the 'Chadwick' Design Offering the Living Space a Large Family Require
- ▲ Very Family Friendly Layout & Good Size West Facing Rear Garden
- ▲ Gas Central Heating with a Combi Boiler
- ▲ Four Bedrooms, The Largest Two Having a Modern Shower Room En-Suite

- ▲ Handy Ground Floor WC
- ▲ Single Garage & Ample Parking on The Wide Driveway
- ▲ Open Plan Kitchen/Diner with Bi-Folding Doors Leading to the West Facing Garden
- ▲ Full Length Mirrors on the Landing & Bathrooms

£300,000

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A perfect family home offering all the living space a larger family require.

Features include a west facing rear garden, upgraded modern kitchen with integrated appliances, under unit lighting, handy utility room with a cloakroom, integrated single garage, and much more!

The property comprises entrance hall, lounge, ground floor WC, kitchen/diner, and utility room. On the first floor there is a landing, four double bedrooms with the two largest having en-suite shower rooms, and there is also a family bathroom. Externally there is off street parking for two cars to the front and to the rear there is a west facing garden.

GROUND FLOOR

ENTRANCE HALL - 4.5m x 2.1m (14'9" x 6'11")

With black composite entrance door, staircase to the first floor, radiator, and tiled flooring.

LOUNGE - 5.5m x 3.2m (18'1" x 10'6")

With radiator.

KITCHEN DINER - 6.68m x 3.0m (21'11" x 9'10")

With modern shaker design wall, drawer, and floor units, roll edge worktop, electric double oven, four ring gas hob with splashback and stainless steel extractor fan, one and a half bowl stainless steel sink with mixer tap, integrated fridge freezer and dishwasher, spotlights to the ceiling, radiator and bi-folding doors opening to the rear garden.

UTILITY ROOM - 1.8m x 1.9m (5'11" x 6'3")

With shaker design floor units, roll edge worktop, stainless steel sink unit with mixer tap, space for freestanding washing machine, composite door to the rear garden and storage cupboard.

FIRST FLOOR

LANDING - With loft access and storage cupboard.

BEDROOM ONE - 4.3m x 3.2m (14'1" x 10'6")

With radiator and built-in wardrobe with sliding doors.

EN-SUITE SHOWER ROOM - Modern white three-piece suite comprising close coupled WC, pedestal wash hand basin and shower.

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64-66 Borough Road, Middlesbrough, TS1 2JH

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BEDROOM TWO - 3.2m x 4.6m (10'6" x 15'1")

With storage cupboard and radiator.

EN-SUITE - 3m x 1.78m (9'10" x 5'10")

Modern white three-piece suite comprising close coupled WC, pedestal wash hand basin and shower.

BEDROOM THREE - 3.3m x 2.75m (10'10" x 9')

With radiator.

BEDROOM FOUR - 3m x 3m (9'10" x 9'10")

With radiator and woodgrain effect laminate flooring.

BATHROOM - 1.7m x 2m (5'7" x 6'7")

Modern white three-piece suite comprising close coupled WC, wall mounted wash hand basin with mixer tap, bath, splashback tiles, extractor fan, and spotlights in the ceiling.

EXTERNALLY

PARKING & GARAGE - To the front there is off street parking on a block paved driveway leading to a single garage.

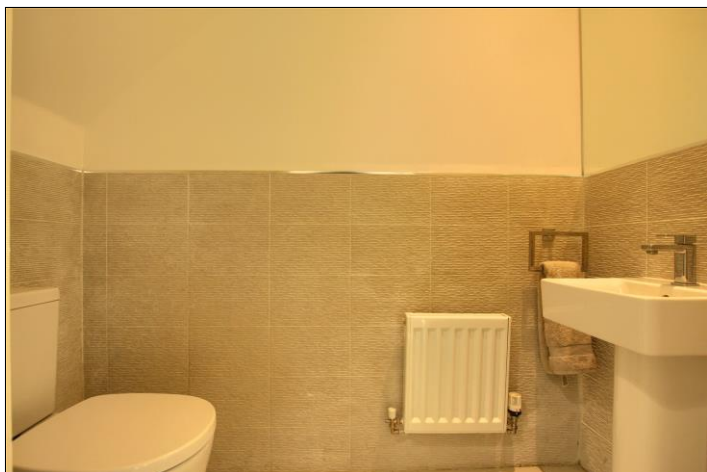
GARDENS - Front garden laid to lawn and to the rear there is a west facing fence enclosed garden laid to lawn with patio area.

AGENTS REF: - TM/LS/MID220773/03042024

Council Tax Band: E **Tenure:** Freehold

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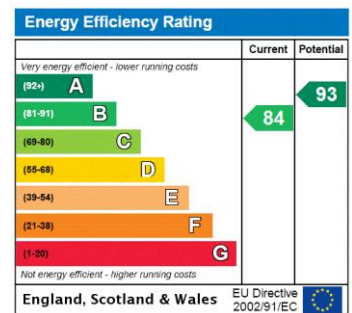


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