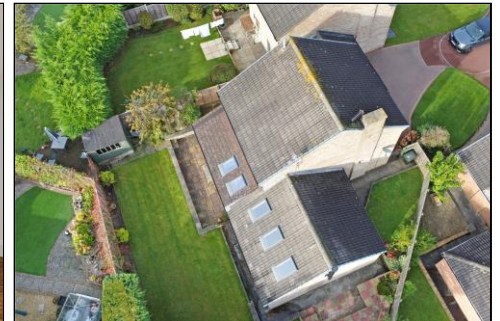


# TREFOIL WOOD, MARTON MANOR, MIDDLESBROUGH, TS7 8RR



- ▲ This Property Needs to Be Seen Internally to Be Appreciated
- ▲ Significantly Extended to the Rear to Provide a 38ft Bespoke Open Plan Kitchen/Family/Dining Area Opening to a Large Reception Area with Vaulted Ceiling, Wood Burning Stove, Feature
- ▲ Herringbone Brick Wall & Bi-Folding Doors to the Rear Garden
- ▲ Separate Living Room, Utility Room & Ground Floor WC
- ▲ Four Bedrooms
- ▲ Corner Plot with Gardens to the Side & Rear Elevations
- ▲ Block Paved Driveway & Single Garage

**£330,000**

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70 Trefoil Wood is a unique four bedroom detached property offering modern accommodation and occupies a lovely corner plot with a block paved driveway to a single garage and gardens to the side and rear elevations. Internally the accommodation briefly comprises entrance porch, entrance hall, cloakroom/WC, living room, utility room and to the rear there is a 38ft bespoke fitted kitchen/family/dining area with large, vaulted ceiling and three skylights flooding the room with natural light, and bi-folding doors open to the rear garden. To the first floor there four bedrooms and a family bathroom. This property needs to be seen internally to be fully appreciated. Please call our Nunthorpe office to arrange your viewing appointment today.

**GROUND FLOOR**

**ENTRANCE PORCH**

With storage cupboard.

**ENTRANCE HALL**

With staircase to the first floor.

**CLOAKROOM/WC**

With low level WC and wash hand basin.

**LIVING ROOM - 4.5m x 4m (14'9" x 13'1")**

**OPEN PLAN KITCHEN/FAMILY/DINING AREA - 11.7m x 6.43m (max) (38'5" x 21'1" (max))**

Featuring a bespoke fitted kitchen with large island and granite work surfaces. Integrated appliances include two ovens, induction hob, fridge, freezer, and dishwasher. Large pantry/display cabinet, French doors to the rear elevation and opening to a stunning family room with high vaulted ceiling with exposed steel beam, period design radiators, feature exposed Herringbone brick wall, wood burning stove, three skylights flood the room with natural light, spotlighting, and bi-folding doors open to the rear garden.

**UTILITY ROOM - 1.83m x 2.6m (6' x 8'6")**

With side external door.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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## FIRST FLOOR

### **BEDROOM ONE - 4.7m x 3.2m (15'5" x 10'6")**

With built-in wardrobes.

### **BEDROOM TWO - 3.68m x 3.2m (12'1" x 10'6")**

With built-in wardrobes.

### **BEDROOM THREE - 2.84m x 2.2m (9'4" x 7'3")**

With built-in wardrobe.

### **BEDROOM FOUR - 3.23m (10'7") (max) x 2.95m (9'8") (max)**

With built-in storage.

### **BATHROOM - 1.88m x 1.85m (6'2" x 6'1")**

White suite comprising bath with shower over and screen, low level WC, pedestal wash hand basin and part tiled walls.

## EXTERNALLY

### **GARDENS & GARAGE**

Externally the property occupies a lovely corner plot with a block paved driveway leading to a single garage and there are gardens to the side and rear elevations laid to lawn with patio areas and timber shed.

**AGENTS REF:** - DP/LS/MID230452/26102023

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

**TO VIEW:** Contact our Nunthorpe office on

Tel: **01642 955625**

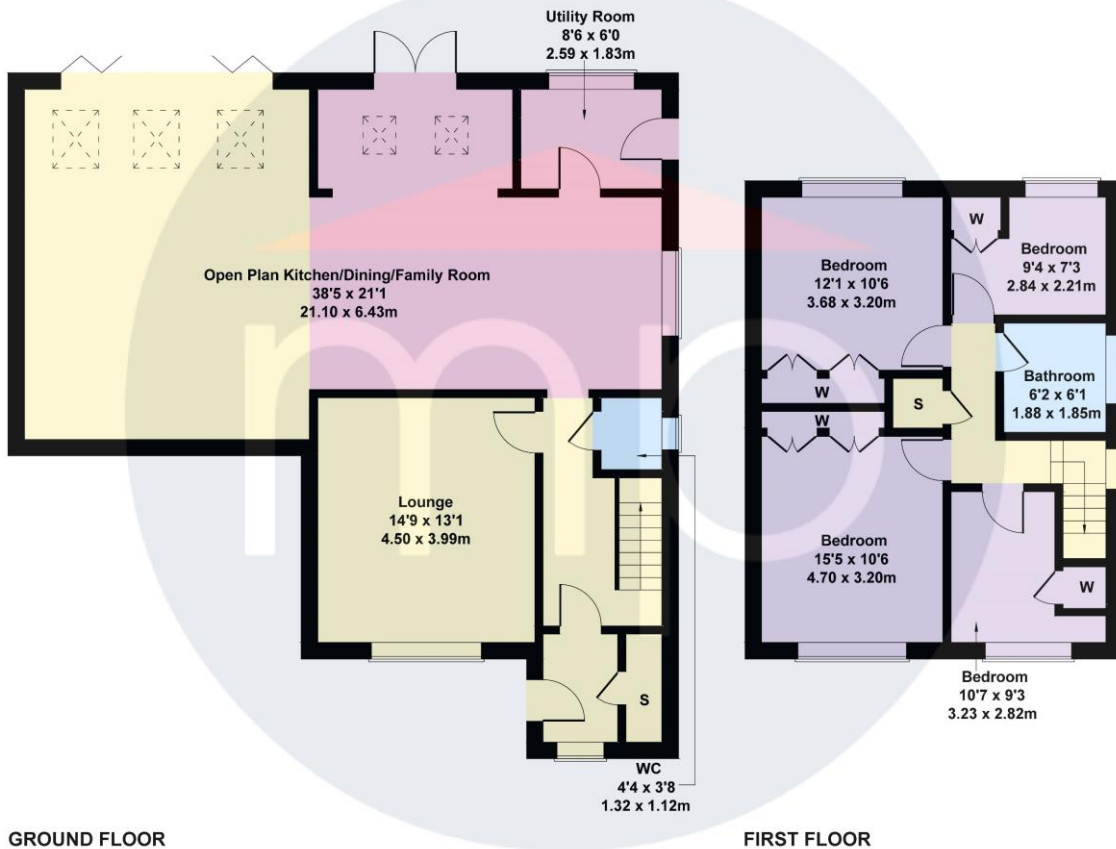


TREFOIL WOOD, TS7 8RR



**Trefoil wood**

Approximate Gross Internal Area  
1664 sq ft - 155 sq m



Not to Scale. Produced by The Plan Portal 2023  
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		83
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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