

SINDERBY LANE, NUNTHORPE, MIDDLESBROUGH, TS7 0RP



- ▲ A Spacious Four Bedroom Detached Home
- ▲ Located Within a Quiet Cul-De-Sac with Views Across Farmland & Woodland to the Side & Rear Elevations
- ▲ Built by David Wilson Homes to the 'Winstone Design' on This Popular Modern Development
- ▲ Fabulous Plot with Front & Rear Gardens, Double Width Block Driveway & Double Detached Garage
- ▲ Additional Upgrades Throughout Including a Symphony Pearl Upgraded Kitchen with Silestone Worktops & Fully Integrated Appliances
- ▲ Utility Room & Ground Floor WC
- ▲ Spacious Entrance Hall & Three Reception Rooms
- ▲ Amtico Flooring Throughout the Ground Floor, Excluding the Living Room
- ▲ Master Bedroom with Dressing Room & Modern En-Suite Bathroom
- ▲ Bedroom Two with En-Suite Shower Room
- ▲ CCTV & Alarm System
- ▲ Spacious South Facing Rear Garden

£525,000

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26 Sinderby Lane is beautifully presented four bedroom detached residence built to the 'Winstone Design' by David Wilson Homes on the popular Grey Towers Village Development. This particular property occupies a fabulous plot with open views across farmland and woodland to the side and rear elevations, a double width driveway leads to a double garage and to the rear there is a spacious south facing garden. Internally the accommodation briefly comprises a large spacious entrance hall with cloakroom/WC, study, living room, open plan kitchen/family/breakfast room with an upgraded Symphony Pearl kitchen with integrated appliances and a large bay floods the room with natural light. There is also a separate utility room and dining room. To the first floor there are four double bedrooms, master with dressing area with built-in wardrobes and en-suite bathroom, bedroom two also features an en-suite shower room and there is a separate modern family bathroom. This really is the perfect family home in fabulous condition and internal viewing is essential to be fully appreciated. Please call our Nunthorpe Office to arrange your viewing appointment at your earliest convenience.

GROUND FLOOR

ENTRANCE HALL - With Amtico floor, staircase to the first floor, and under stairs cupboard.

CLOAKROOM/WC - With low level WC, wash hand basin and Amtico flooring.

STUDY - 2.84m x 2.16m (9'4" x 7'1")
With Amtico flooring.

LOUNGE - 5.16m x 3.66m (16'11" x 12')
With dual aspect windows and French doors to the spacious rear garden.

KITCHEN/FAMILY/BREAKFAST ROOM - 6.53m x 4.34m (21'5" x 14'3")

A spacious room with a large bay flooding the area with natural light. The kitchen has been upgraded to the Symphony Pearl upgrade and features Silestone work surfaces and integrated AEG appliances including an induction hob with extractor connected, double oven, fridge and freezer, dishwasher, and LED wine cooler. LED plinth lighting, spotlighting and Amtico flooring.

TO VIEW: Tel: 01642 955625
95 Guisborough Road, Nunthorpe, TS7 0JS

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UTILITY ROOM - With upgraded units and Silestone work surfaces, sink, integrated washing machine, spotlighting, Amtico flooring and side external door.

DINING ROOM - 3.28m x 2.54m (10'9" x 8'4")
With Amtico flooring.

FIRST FLOOR

BEDROOM ONE - 4.2m x 3.6m (13'9" x 11'10")

DRESSING ROOM - With full length fitted wardrobes with centre mirror panels and spotlighting.

EN-SUITE BATHROOM - 2.6m x 2.16m (8'6" x 7'1")
Modern suite comprising double ended bath, shower cubicle, low level WC, pedestal wash hand basin, part tiled walls and spotlighting.

BEDROOM TWO - 3.78m x 3.2m (12'5" x 10'6")

EN-SUITE SHOWER ROOM - 2.7m x 1m (8'10" x 3'3")
Modern suite comprising shower cubicle, low level WC, pedestal wash hand basin and part tiled walls.

BEDROOM THREE - 3.6m x 2.92m (11'10" x 9'7")

BEDROOM FOUR - 3.6m x 3.28m (11'10" x 10'9")

FAMILY BATHROOM - Modern suite comprising bath, shower cubicle, pedestal wash hand basin, low level WC, and part tiled walls.

EXTERNALLY

PARKING & GARAGE - Externally the property occupies a lovely plot within this quiet cul-de-sac and features a block paved driveway leading to a detached double garage with two up and over doors, electric and light.

GARDENS - Open plan front garden laid to lawn and to the rear there is a spacious and relatively private south facing garden with views over the farmland to the side and woodland to the rear.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

AGENTS REF: - DP/LS/MID240046/12022024

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

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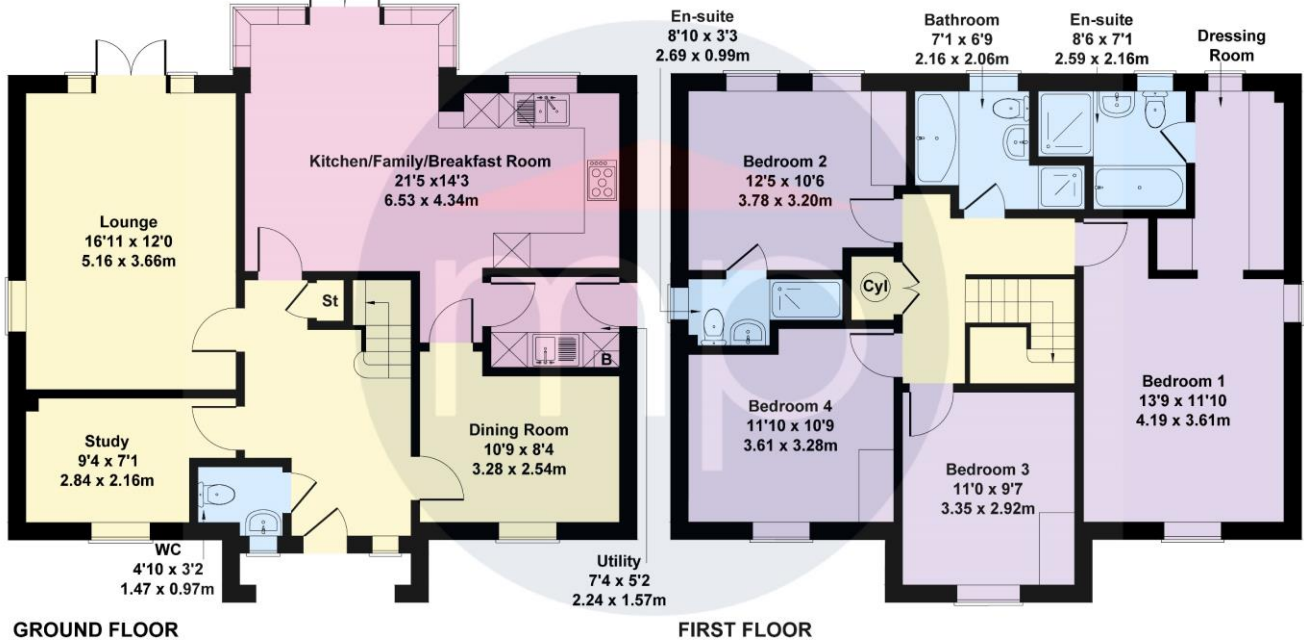


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Sinderby Lane

Approximate Gross Internal Area
1752 sq ft - 163 sq m



Not to Scale. Produced by The Plan Portal 2024
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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		92
(81-91)	B	86	
(69-80)	C		
(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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