

STOKESLEY ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0NB



- ▲ A Unique Three Bedroom Detached Residence Nestled Away Off the Ever Popular Stokesley Road in Nunthorpe
- ▲ Built by the Current Owners to a High Specification
- ▲ Full of Charm & Character
- ▲ Private Rear Garden
- ▲ Three Reception Rooms
- ▲ Bespoke Fitted Kitchen Opening to a Garden Room Enjoying Views Over the Private Garden
- ▲ Utility Room
- ▲ Oak Staircase with Feature Glass Display Cabinet
- ▲ Three Bedrooms, All with En-Suite Facilities & Master with Walk-In Wardrobes
- ▲ Carport Offering Parking for Approximately Three/Four Cars with Electric Charging Point
- ▲ Additional Attached Garden Room/Gym
- ▲ This Unique Property Needs to Be Viewed to Be Appreciated by Contacting our Nunthorpe Office

£650,000

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13a Stokesley Road is an individually designed three double bedroom detached residence occupying a lovely plot nestled away off Stokesley Road with landscaped gardens to the front elevation including a summerhouse and carport offering parking for approximately three/four cars with an electric charging point. To the rear there is a private garden with barbeque hut and lawned garden offering a high degree of privacy. Internally the accommodation briefly comprises an entrance hall with bespoke staircase with glass display cabinet under, dining room, snug, living room with wood burning stove, bespoke fitted kitchen with utility and garden room with bi-folding doors onto the private garden. To the first floor there are three double bedrooms, all with en-suite facilities and the master with walk-in wardrobe. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office for further information.

GROUND FLOOR

ENTRANCE HALL

With bespoke oak staircase with glass display cabinet under.

DINING ROOM - 7.42m x 3.05m (24'4" x 10')

With bi-folding style doors to the front elevation.

SNUG - 2.97m x 4.24m (9'9" x 13'11")

CLOAKROOM/WC

With low level WC and wash hand basin.

LIVING ROOM - 3.53m x 6.9m (11'7" x 22'8")

With feature wood burning stove and bi-folding doors to the rear garden.

KITCHEN - 7.24m x 3.7m (23'9" x 12'2")

With a bespoke range of fitted wall and floor units, complementing work surfaces, large island, integrated appliances and opening to garden room/orangery.

UTILITY ROOM - 2.13m x 2.97m (7' x 9'9")

With rear external door.

GARDEN ROOM/ORANGERY - 3.48m x 3.6m (11'5" x 11'10")

With glass apex flooding the room with natural light and bi-folding doors to the private rear garden.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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FIRST FLOOR

BEDROOM ONE

With storage into the eaves, walk-in wardrobe, and built-in wardrobe.

EN-SUITE WET ROOM

Wet room with tiled walls and floor, large walk-in shower area, floating basin, and WC.

BEDROOM TWO - 3.58m x 2.54m (11'9" x 8'4")

EN-SUITE BATHROOM

BEDROOM THREE - 4.14m x 5.2m (13'7" x 17'1")

EN-SUITE SHOWER ROOM

EXTERNALLY

Externally the property is nestled away off a private road off Stokesley Road with carport providing parking for approximately three/four cars with an electric charging point. A landscaped garden leads to the main entrance of the property with an additional garden room/gym and there is a summerhouse/storage.

GARDEN ROOM/GYM - 3.02m x 6.6m (9'11" x 21'8")

With bi-folding doors to both elevations.

GARDEN

There is a lovely, landscaped garden offering a high degree of privacy with a barbeque hut, spacious patio with pergola and mature borders.

AGENTS REF: - DP/LS/NUN170074/17082023

Council Tax Band: F **Tenure:** Freehold

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Stokesley Road
Nunthorpe



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Michael Poole by Vue3sixty Ltd

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	86
England, Scotland & Wales		EU Directive 2002/91/EC	



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