STOKESLEY ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 ONB









- 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











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 ensuite 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 bifolding doors to the private rear garden.

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



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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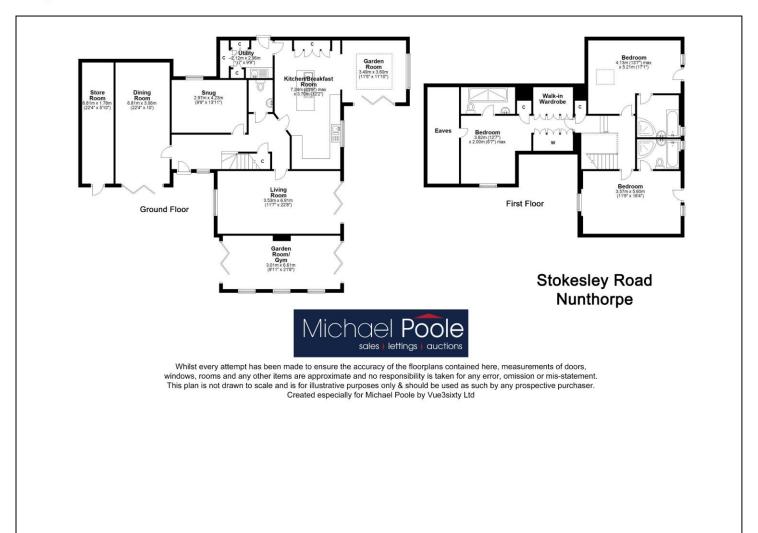




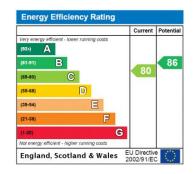








The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has 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.





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