# THE AVENUE, NUNTHORPE, MIDDLESBROUGH, TS7 0AA









- A Large Four Bedroom Detached Residence Located Within This Popular Tree Lined Road in Nunthorpe
- Large Mature Plot with Extensive Parking, 32ft Tandem Style Garage & Mature Well Maintained Southwest Facing Rear Garden
- Approximately 2,600 Sq. Ft of Accommodation Including Garage
- Three Reception Areas

- Large Hallway Opening to Spacious Living Room with Bi-Folding Doors & Wood Burning Stove
- ▲ Laundry Room, Utility Room & Ground Floor WC
- Modern Fitted Kitchen
- Four Double Bedrooms, Master with En-Suite Shower Room & Modern Family Bathroom
- Bar Area with French Doors to the Rear Garden
- ▲ This Truly is a Perfect Family Home
- Viewing Available Via Our Nunthorpe Office

£475,000











7 The Avenue is a unique four bedroom detached residence occupying a fabulous plot with an extensive driveway leading to a 33ft garage, front garden, and a generous size, southwest facing, private garden to the rear with spacious patio area, lawn, mature borders and bar/mancave. Internally the accommodation briefly comprises a spacious entrance hall, living room with bi-folding doors to the rear garden and wood burning stove, separate snug, large cloakroom, modern fitted kitchen opening to a spacious dining room, utility room, cloakroom/WC, and laundry room. To the first floor there is a spacious landing, four double bedrooms, master with an en-suite shower room and a smart family bathroom. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

SNUG - 4.3m x 2.97m (14'1" x 9'9")

CLOAKROOM - 2.97m x 1.3m (9'9" x 4'3")

### KITCHEN - 4.2m x 2.97m (13'9" x 9'9")

With a modern range of fitted wall and floor units, complementing work surfaces, Rangemaster oven with extractor over, integrated fridge and freezer, dishwasher, spotlighting, and opening to the dining room.

### DINING ROOM - 4.72m x 3.66m (15'6" x 12')

With access to the utility room.

#### UTILITY ROOM - 2.13m x 1.55m (7' x 5'1")

With plumbing for washing machine and dryer.

### CLOAKROOM/WC - 1.9m x 0.79m (6'3" x 2'7")

With low level WC and wash hand basin.

#### **INNER HALLWAY**

With external access to both elevations.

#### LAUNDRY ROOM - 3.56m x 2.46m (11'8" x 8'1")

With built-in storage housing the pressurised heating system and internal door to the garage.

#### **GROUND FLOOR**

#### ENTRANCE HALL - 4.37m x 3.2m (14'4" x 10'6")

With oak staircase and opening to the living room.

#### LIVING ROOM - 5.72m x 4.75m (18'9" x 15'7")

Feature wood burning stove with exposed brick surround and oak beam over and bi-folding doors to the private garden.

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



#### **FIRST FLOOR**

LANDING - 3.2m x 5.4m (10'6" x 17'9")

BEDROOM ONE - 3.84m x 3.53m (12'7" x 11'7")

With built-in wardrobes.

EN-SUITE SHOWER ROOM - 3.5m x 0.97m (11'6" x 3'2")

Modern suite comprising shower cubicle, vanity wash hand basin, and low level WC.

BEDROOM TWO - 3.58m x 4.75m (11'9" x 15'7")

With dual aspect windows.

BEDROOM THREE - 2.95m x 4.2m (9'8" x 13'9")

With dual aspect windows.

BEDROOM FOUR - 2.77m x 2.97m (9'1" x 9'9")

BATHROOM - 2.92m x 2.54m (9'7" x 8'4")

Comprising freestanding roll top claw foot bath, vintage style wash hand basin, low level WC, shower cubicle, heated towel rail and fully tiled walls and floor.

#### **EXTERNALLY**

**GARDENS & PARKING** - Externally the property occupies a fabulous plot with mature garden to the front elevation and an extensive driveway leading to an attached garage. To the rear there is a southwest facing well maintained private garden with extensive patio, lawn, mature borders, and a bar.

GARAGE - 9.88m x 2.9m (32'5" x 9'6")

BAR - 5.66m x 2.62m (18'7" x 8'7")

With laminate style flooring, spotlighting, two sets of French doors and a single door. A great entertaining space or could be used as a home office or studio.

**AGENTS REF:** - DP/LS/NUN210387/17072023

Council Tax Band: F Tenure: Freehold

TO VIEW: Contact our Nunthorpe office on

Tel: 01642 955625









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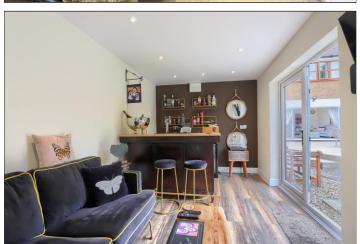


## THE AVENUE, TS7 OAA

















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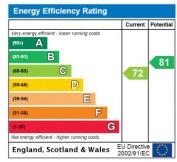








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