

ROWAN DRIVE, GREAT AYTON, MIDDLESBROUGH, TS9 6DN



- ▲ An Individually Designed Five Bedroom Detached Property Offering Versatile Accommodation
- ▲ Located in the Fabulous Area of Great Ayton
- ▲ Offering Approximately 1,915 Sq. Ft of Accommodation Plus a Pitched Roof Double Garage
- ▲ Fabulous Plot Located Down a Private Road with a Generous Size Rear Garden & Ample Parking on the Block Paved Driveway
- ▲ Beautiful Fitted Kitchen Diner
- ▲ 18ft Plus Living Room
- ▲ Generous Size Bedrooms, Master with En-Suite Shower Room
- ▲ Ground Floor Family Bathroom & Separate WC
- ▲ Modern Shower Room to the First Floor
- ▲ Presented to a High Standard Throughout
- ▲ Walking Distance to Great Ayton High Street
- ▲ Fabulous Views from the First Floor Towards Roseberry Topping & James Cook Monument
- ▲ Early Viewing Advised

£450,000

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1 Rowan Drive is a beautifully presented and spacious five bedroom detached residence offering approximately 1,915 sq. ft of accommodation and is located down a private road with an extensive block paved driveway leading to a detached double garage with pitch roof, additional parking to the front and there is a generous size garden to the rear. Internally the accommodation briefly comprises a spacious entrance hall, sitting room, ground floor bedroom/dining room, rear lounge with French doors to the generous size garden, modern ground floor bathroom, separate WC, and a stunning fitted kitchen diner. To the first floor there are a further four generous size bedrooms, master with en-suite shower room and a separate modern shower room. There is ladder access to the fully boarded loft space which has been plastered and carpeted and features a Velux window offering fabulous views towards Roseberry Topping, James Cook Monument, and the Cleveland Hills. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

GROUND FLOOR

ENTRANCE HALL - With Amtico flooring and staircase to the first floor.

SITTING ROOM - 5.72m x 4.1m (max) (18'9" x 13'5" (max))
With Amtico flooring, feature stone fire surround with inset fire and dual aspect windows.

BEDROOM/DINING ROOM - 3.4m x 3.2m (11'2" x 10'6")
With Amtico flooring.

REAR LOUNGE - 3.58m x 3.4m (11'9" x 11'2")
With Amtico flooring and French doors to the rear garden.

BATHROOM - 2.4m x 2m (7'10" x 6'7")
Lovely white suite comprising bath with granite trim, shower over and screen, vanity wash hand basin with storage under and granite trim, tiled walls and Amtico flooring.

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

KITCHEN DINER - 4.32m x 3.56m (14'2" x 11'8")
With a beautiful range of fitted wall and floor units, complementing granite work surfaces, integrated fridge and freezer, electric oven, and hob with extractor over, dishwasher and washing machine. Spot lighting and rear external door.

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

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FIRST FLOOR

BEDROOM ONE - 5.03m x 3.6m (16'6" x 11'10")

With a range of full length fitted wardrobes.

EN-SUITE SHOWER ROOM - 3.2m x 1.6m (10'6" x 5'3")

Modern suite comprising walk-in shower enclosure with electric shower and screen, vanity wash hand basin, low level WC, tiled walls and floor and spotlighting.

BEDROOM TWO - 5.54m x 5.49m (18'2" x 18')

With large built-in wardrobe and Velux window.

BEDROOM THREE - 4.42m x 2.5m (14'6" x 8'2")

With built-in wardrobe.

BEDROOM FOUR - 3.23m x 2.54m (10'7" x 8'4")

With access to the loft with pull down ladder and built-in wardrobe/storage.

SHOWER ROOM - 2.16m x 1.57m (7'1" x 5'2")

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

LOFT SPACE - A pull down ladder in bedroom four leads to the fully boarded, plastered and carpeted loft space with two large Velux windows offering fabulous views towards Roseberry Topping, James Cook Monument and the Cleveland Hills.

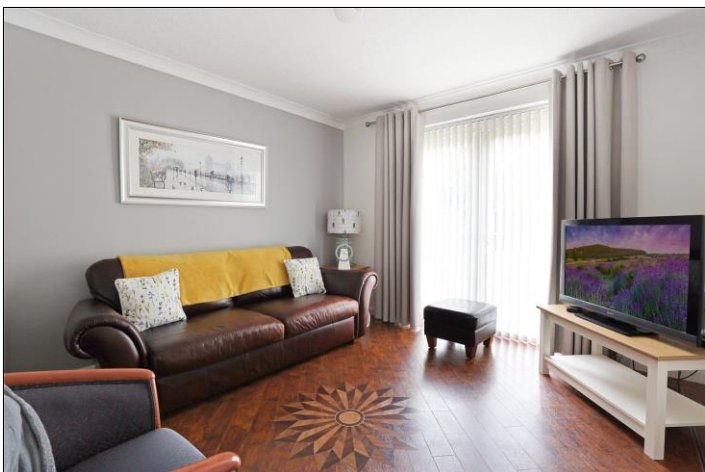
EXTERNALLY

PARKING, DOUBLE GARAGE & GARDEN - Externally the property is located down a private road and features an extensive block paved driveway leading to a detached double garage with pitched roof. There is additional parking to the front elevation and to the rear there is a generous size and relatively private garden laid to lawn with patio area.

AGENTS REF: - DP/LS/NUN210411/08052024

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

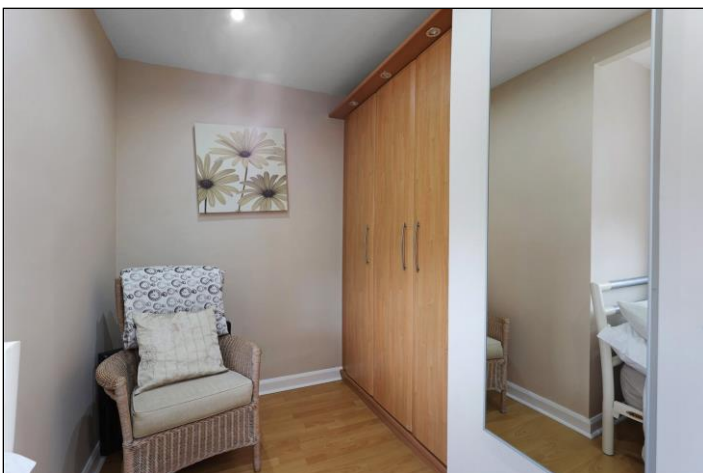
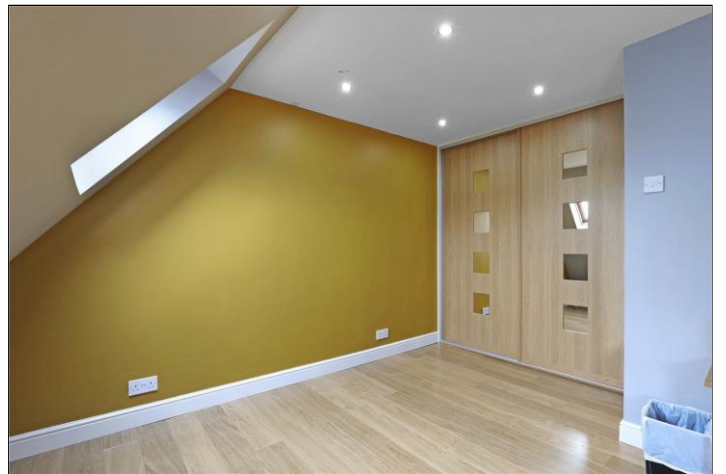
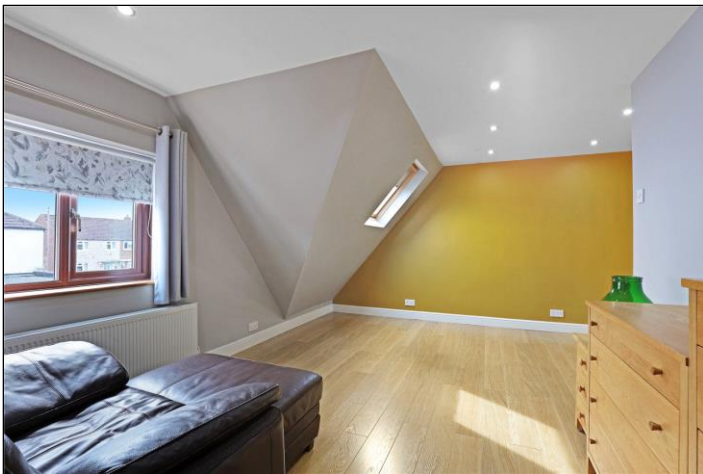
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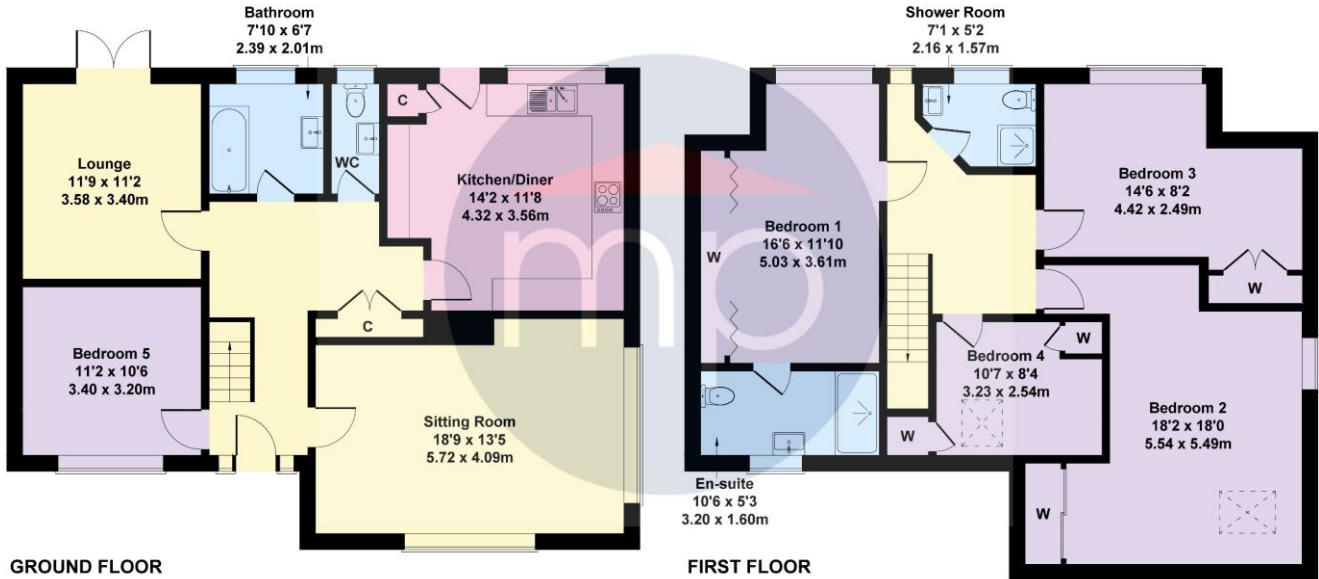


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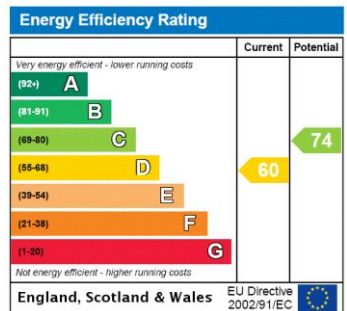
Rowan Drive

Approximate Gross Internal Area
1915 sq ft - 178 sq m



Not to Scale. Produced by The Plan Portal 2024
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.



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