

## WATERLILY CLOSE, STANTON, MIDDLESBROUGH, TS8 9FT



- ▲ Built by Taylor Wimpey on This Modern Popular Development to the 'Downham Design'
- ▲ A Spacious Four Bedroom Detached House
- ▲ Cul-De-Sac Position with Easy Access to the A174, A19 & A66
- ▲ Stunning Open Plan Kitchen Diner to the Rear Elevation with French Doors Opening to the Generous Size Garden

- ▲ Separate Living Room
- ▲ Cloakroom/WC
- ▲ Master Bedroom with En-Suite Shower Room
- ▲ Modern Family Bathroom
- ▲ Driveway & Integral Garage
- ▲ Early Viewing Advised

**£300,000**

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8 Waterlily Close is a spacious four bedroom detached house built by Taylor Wimpey to the 'Downham Design' and is located within a quiet cul-de-sac occupying a lovely plot with off road parking for approximately two to three cars leading to an integral garage and to the rear there is a generous size garden laid to lawn with patio area. Internally the accommodation briefly comprises an entrance hall, cloakroom/WC, living room and 26ft plus modern kitchen diner to the rear elevation with French doors to the garden. To the first floor there are four generous size bedrooms, master with en-suite shower room and a separate modern 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.

#### **GROUND FLOOR**

**ENTRANCE HALL** - With staircase to the first floor and spotlighting.

**CLOAKROOM/WC** - With low level WC and wash hand basin.

#### **LOUNGE - 3.15m x 5.56m (10'4" x 18'3")**

With bay window to the front elevation and spotlighting.

#### **OPEN PLAN KITCHEN/DINER/FAMILY ROOM - 7.95m x 3m (26'1" x 9'10")**

With a modern range of fitted wall and floor units, complementing work surfaces, double oven, four ring hob with extractor over, fridge and freezer, washing machine and dishwasher. Spotlighting, LED plinth lighting and French doors to the rear garden.

#### **FIRST FLOOR**

#### **BEDROOM ONE - 4.3m x 3.05m (14'1" x 10')**

With feature panelled wall.

**EN-SUITE SHOWER ROOM** - Modern suite comprising shower cubicle, low level WC and floating wash hand basin.

#### **BEDROOM TWO - 3.5m x 3.28m (11'6" x 10'9")**

#### **BEDROOM THREE - 3.56m x 3.05m (11'8" x 10')**

**TO VIEW:** Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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## WATERLILY CLOSE, TS8 9FT

**BEDROOM FOUR - 2.62m x 2.54m (8'7" x 8'4")**

**FAMILY BATHROOM - 1.7m x 2.1m (5'7" x 6'11")**

Modern white suite comprising floating wash hand basin, bath, low level WC and part tiled walls.

### EXTERNALLY

**GARDENS & GARAGE** - Externally the property is located within a quiet cul-de-sac and features a driveway offering parking for approximately two to three cars leading to an integral garage. To the rear elevation there is an enclosed garden laid to lawn with a patio area.

**AGENTS REF:** - DP/LS/NUN220625/01022024

**Council Tax Band:** E      **Tenure:** Freehold

**TO VIEW:** Contact our Nunthorpe office on

Tel: **01642 955625**



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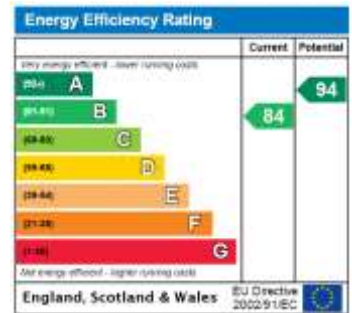


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