

LOW GILL VIEW, NUNTHORPE, MIDDLESBROUGH, TS7 8AX



- ▲ A Stunning Four Bedroom Detached House Built by Avant Homes on This Popular Modern Development
- ▲ Open Views to the Front Elevation
- ▲ Private Spacious Rear Garden with Summerhouse/Bar & Hot Tub
- ▲ Beautifully Presented Fitted Kitchen Dining Room
- ▲ Separate Lounge & Study
- ▲ Utility Area & Ground Floor WC
- ▲ Master Bedroom with Fitted Wardrobes & Modern En-Suite Shower Room
- ▲ Modern Family Bathroom
- ▲ Driveway to Detached Garage

Offers Over £340,000

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111 Low Gill View is a beautifully presented and spacious four bedroom detached home built by Avant Homes on this popular modern development. This particular property occupies a fabulous plot with open area to the front elevation and a private landscaped rear garden with a summerhouse/bar and hot tub. Internally the accommodation briefly comprises a spacious entrance hall, study, living room, utility area opening to a cloakroom/WC and to the rear of the property is a fitted kitchen diner with a modern range of fitted units and bi-folding doors open to the spacious private rear garden. To the first floor there are four bedrooms, master with built-in wardrobes and en-suite shower room and there is a separate modern family bathroom. Externally there is a driveway to the side elevation leading to a detached garage. We are expecting high levels of interest in this property so please call our Nunthorpe Office to arrange your viewing today.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor and tiled floor.

STUDY - 2.82m x 2.13m (9'3" x 7')

Built-in storage with sliding doors.

UTILITY AREA - 1.12m x 1.63m (3'8" x 5'4")

With plumbing for washing machine, space for a tumble dryer, tiled floor, and access to the WC.

CLOAKROOM/WC - 1.52m x 1.63m (5' x 5'4")

With low level WC, wash hand basin and tiled floor.

KITCHEN DINER - 3.1m x 5m (10'2" x 16'5")

With a modern range of contemporary design wall and floor units with integrated appliances including a fridge and freezer, dishwasher, gas hob with extractor over, and oven/microwave. Tiled floor, tiled splashbacks, spotlighting and bi-folding doors opening to the private rear garden.

LIVING ROOM - 5.9m x 3.38m (19'4" x 11'1")

With bay window to the front elevation.

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95 Guisborough Road, Nunthorpe, TS7 0JS

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FIRST FLOOR

LANDING

With double airing cupboard.

BEDROOM ONE - 5.92m (19'5") into alcove x 3.38m (11'1")

With bay window to the front elevation and a full range of fitted wardrobes.

EN-SUITE SHOWER ROOM - 2.46m x 1.35m (8'1" x 4'5")

Modern suite comprising double shower, floating wash hand basin, low level WC, fully tiled walls and floor, recess storage and spotlighting.

BEDROOM TWO - 3.15m x 2.92m (10'4" x 9'7")

With full length fitted wardrobes with sliding doors.

BEDROOM THREE - 2.77m x 2.95m (9'1" x 9'8")

With fitted wardrobes with sliding doors.

BEDROOM FOUR - 1.88m x 2.95m (6'2" x 9'8")

BATHROOM - 1.68m x 2.18m (5'6" x 7'2")

White modern suite comprising bath, floating basin, low level WC, fully tiled walls and floor, heated towel rail and spotlighting.

EXTERNALLY

GARDENS & GARAGE

Externally to the side elevation is a generous size driveway leading to a detached garage. To the rear there is a beautifully presented, private, spacious, landscaped garden with lawn and patio areas. Included in the sale is the hot tub and summerhouse/bar with built-in bar, spotlighting and French doors.

AGENTS REF: - DP/LS/NUN220718/13102022

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

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Tel: **01642 955625**



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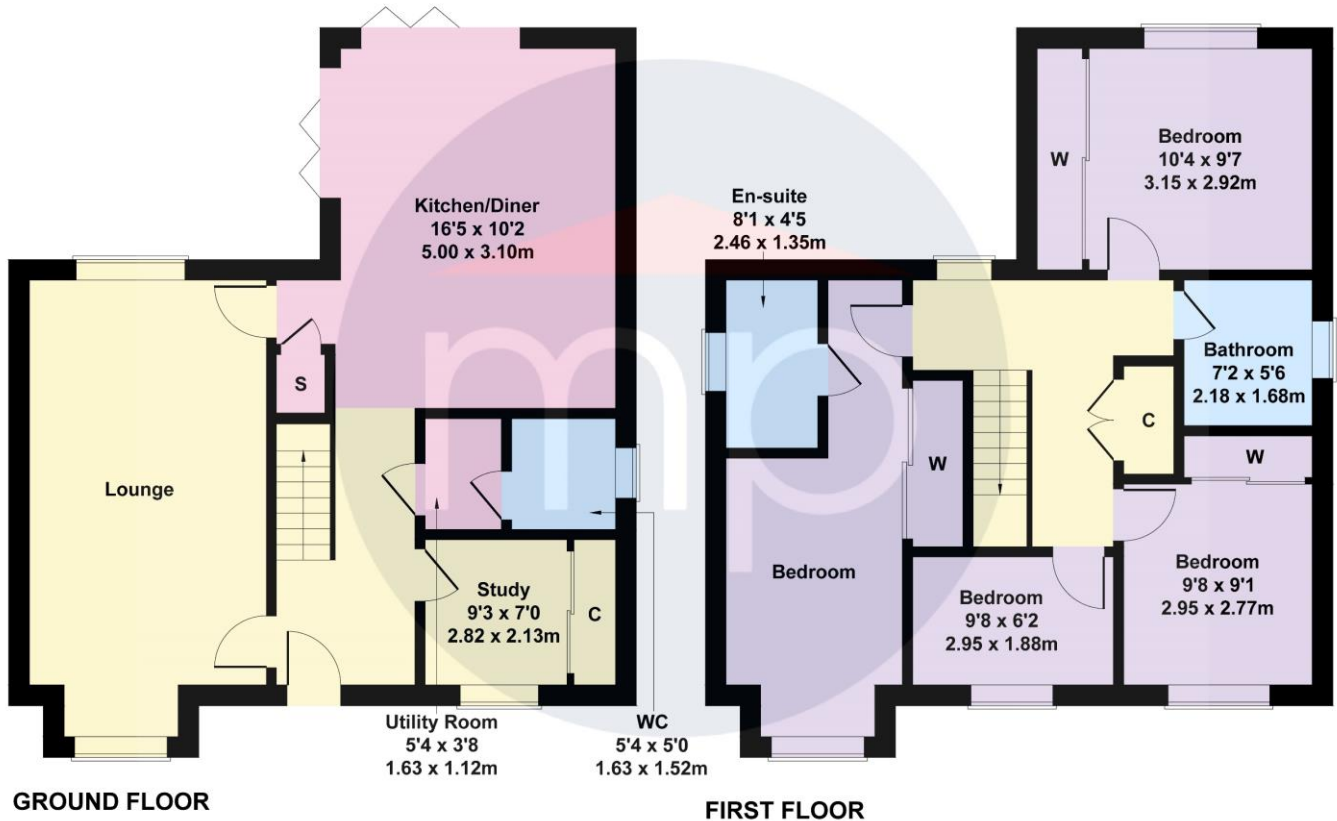


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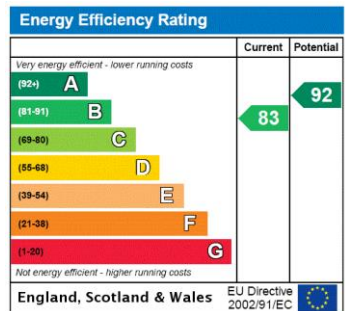
111 Low Gill

Approximate Gross Internal Area
1425 sq ft - 132 sq m



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

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