

# WILDON GRANGE, NUNTHORPE, MIDDLESBROUGH, TS7 0RJ



- ▲ Located on the Exclusive Ever Popular Grey Towers Village Development Built by David Wilson Homes
- ▲ A Spacious Six Bedroom Detached Executive Home Occupying a Lovely Plot
- ▲ Extensive Driveway & Detached Double Garage
- ▲ Beautiful Open Plan Kitchen/Dining/Family Room & Separate Utility Room
- ▲ Three Further Reception Rooms
- ▲ Extended by the Current Owners to Offer Two Additional Bedrooms & En-Suite to the Second Floor
- ▲ A Fabulous Family Home in a Lovely Location
- ▲ Two En-Suite Shower Rooms & Modern Family Bathroom
- ▲ Lawned Rear Garden

**Reduced to £485,000**

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7 Wildon Grange is a beautifully presented and spacious executive home occupying a fabulous plot within the ever popular Grey Towers Village Development built by David Wilson Homes. Externally there is an extensive driveway leading to a detached double garage and a lawned rear garden. Internally the accommodation briefly comprises entrance hall, study/playroom, living room, family room, spacious 21ft kitchen/dining/family room with a smart range of fitted units, granite work surfaces, and integrated appliances, separate utility room and cloakroom/WC. To the first floor there are four bedrooms, master with en-suite shower room and a separate modern family bathroom. To the second floor, which has been added by the current owners features a further two bedrooms and an en-suite shower room. This is an ideal family home in a sought after location. 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.

**LOUNGE - 5m x 3.7m (16'5" x 12'2")**

With bay window to the side elevation and French doors to the rear.

**FAMILY ROOM - 4.47m x 2.36m (14'8" x 7'9")**

**STUDY/PLAYROOM - 4.06m x 2.62m (13'4" x 8'7")**

With bay window to the front elevation.

**KITCHEN/DINING/FAMILY ROOM - 6.63m x 5.2m (21'9" x 17'1")**

With a modern range of fitted wall and floor units, island, and granite work surfaces. Integrated appliances include a dishwasher, fridge and freezer, double oven, and six ring gas hob with extractor over. Spotlighting, part vaulted ceiling with two large skylights flooding the room with natural light and French doors open to the rear garden.

**UTILITY ROOM - 1.83m x 1.8m (6' x 5'11")**

With a modern range of units and granite work surfaces, plumbing for washing machine, side external door and access to the ground floor WC.

**CLOAKROOM/WC**

With low level WC and wash hand basin.

**TO VIEW:** Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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# WILDON GRANGE, TS7 0RJ

## FIRST FLOOR

### **BEDROOM ONE - 5.1m x 3.7m (16'9" x 12'2")**

With built-in wardrobes.

### **EN-SUITE SHOWER ROOM - 2.06m x 1.7m (6'9" x 5'7")**

Modern suite comprising shower cubicle, low level WC, pedestal wash hand basin, and part tiled walls.

### **BEDROOM TWO - 4.47m x 2.82m (14'8" x 9'3")**

### **BEDROOM THREE - 3.45m x 3.25m (11'4" x 10'8")**

### **BEDROOM FOUR - 2.3m x 2.62m (7'7" x 8'7")**

### **BATHROOM**

White modern suite comprising bath, shower cubicle, low level WC, pedestal wash hand basin and part tiled walls.

## SECOND FLOOR

### **BEDROOM FIVE - 5.61m x 4.1m (18'5" x 13'5")**

With built-in storage/wardrobe and skylights flooding to room with natural light.

### **EN-SUITE - 2.72m x 1.93m (8'11" x 6'4")**

Modern suite comprising shower cubicle, floating vanity wash hand basin, low level WC, part tiled walls, chrome heated towel rail, and skylight.

### **BEDROOM SIX - 4.1m x 2.87m (max) (13'5" x 9'5" (max))**

With skylights flooding the room with natural light.

## EXTERNALLY

### **PARKING, DOUBLE GARAGE & GARDEN**

Externally the property occupies a lovely plot within this exclusive development and features an extensive block paved driveway leading to a large double garage with two up and over doors. Gated access opens to the spacious rear garden laid to lawn with patio area.

**AGENTS REF:** - DP/LS/NUN220859/10112023

**Council Tax Band:** G      **Tenure:** Freehold

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

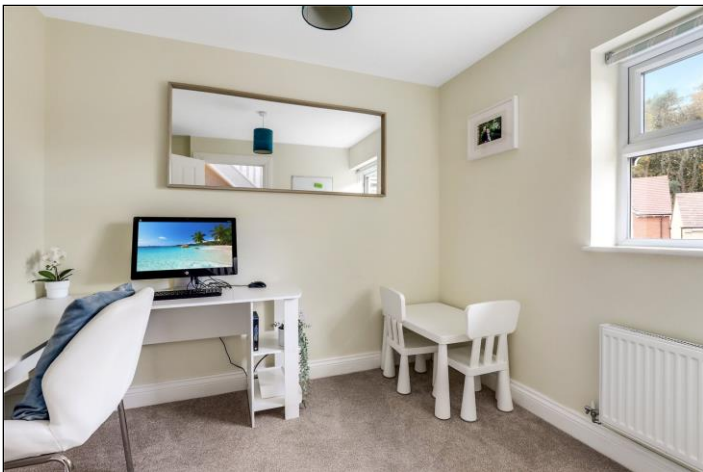
Tel: **01642 955625**



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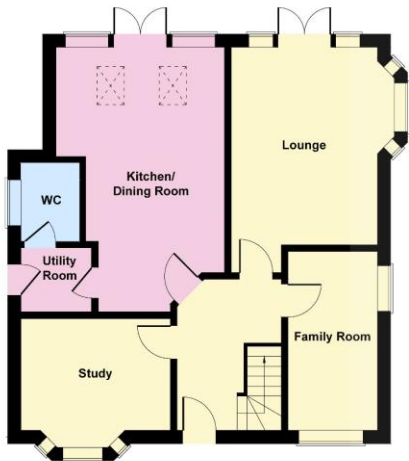
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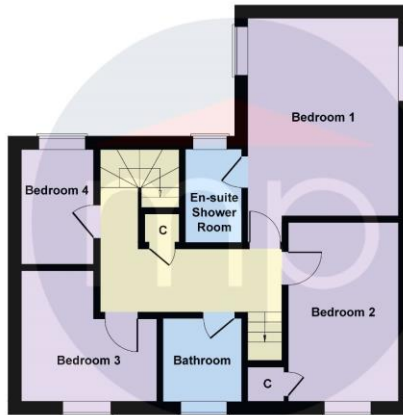
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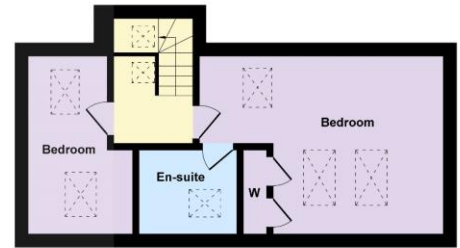
Wildon Grange



GROUND FLOOR



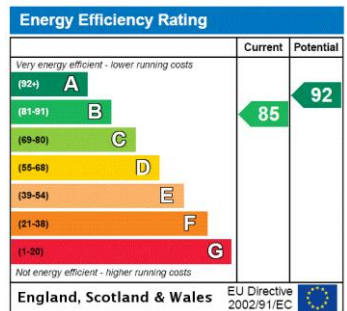
FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2023  
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**TO VIEW:** Contact our Nunthorpe Office on Tel: **01642 955625**  
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