

GYPSY LANE, NUNTHORPE, MIDDLESBROUGH, TS7 0DX



- ▲ A Large Four Bedroom Detached Bungalow All on One Level
- ▲ Located on the Sought After Gypsy Lane in Nunthorpe
- ▲ Occupying a Fabulous Plot of Approximately 0.25 of An Acre
- ▲ Large Private Mature Rear Garden
- ▲ Two Driveways Offering Parking for Several Cars
- ▲ Attached Double Garage
- ▲ Two Spacious Reception Rooms
- ▲ Kitchen with Separate Utility
- ▲ Master Bedroom with En-Suite Shower Room
- ▲ No Forward Chain

Offers Over £465,000

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5 Gypsy Lane is a spacious four bedroom detached bungalow located in a sought after location occupying a fabulous plot of approximately 0.25 of an acre and featuring two extensive driveways offering parking for several cars with one leading to a double garage and to the rear there is a large mature garden laid to lawn with hedge and tree borders and a spacious patio. Internally the accommodation briefly comprises a spacious entrance hall, kitchen, utility, sitting room, lounge/diner enjoying fabulous views over the rear garden, four bedrooms, master with en-suite shower room, modern family bathroom and separate WC. 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 Karndean flooring and cloaks cupboard.

CLOAKROOM/WC

With low level WC and wash hand basin.

SITTING ROOM - 4.75m x 4.72m (15'7" x 15'6")

With patio door to the rear garden and feature Limestone fire surround with inset multifuel burning stove.

KITCHEN - 5.82m x 3.15m (19'1" x 10'4")

With a range of fitted wall and floor units, complementing work surfaces, double oven and electric hob, integrated fridge and freezer, Karndean floor and access to utility area.

UTILITY AREA

With plumbing for washing machine and rear external door.

LOUNGE/DINING ROOM - 6.5m x 4.75m (21'4" x 15'7")

With Amtico flooring, Limestone fire surround with inset living flame contemporary fire and large patio door enjoying fabulous views over the private garden.

BEDROOM ONE - 4.01m x 3.1m (13'2" x 10'2")

EN-SUITE SHOWER ROOM - 2.77m x 1.02m (9'1" x 3'4")

White suite comprising shower cubicle, vanity wash hand basin, low level WC, tiled walls and floor and chrome heated towel rail.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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BEDROOM TWO - 3.66m x 2.95m (12' x 9'8")

With built-in wardrobes.

BEDROOM THREE - 3.86m x 2.97m (12'8" x 9'9")

With built-in wardrobe.

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

With built-in wardrobe.

BATHROOM - 2.77m x 2.34m (9'1" x 7'8")

Comprising bath, shower cubicle, low level WC, pedestal wash hand basin, bidet, and tiled walls and floor.

EXTERNALLY

PARKING

Externally the property occupies a fabulous plot of approximately 0.25 of an acre with two extensive block paved driveways offering parking for several cars with one leading to an attached double garage.

DOUBLE GARAGE - 8.3m x 4.04m (max) (27'3" x 13'3" (max))

With electric door and internal courtesy door.

GARDENS

Front garden laid to lawn with borders and to the rear there is a large private mature garden laid to lawn with an array of hedge and tree borders, and a raised patio area, ideal for enjoying those summer nights.

AGENTS REF: - DP/LS/NUN230193/31032023

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

TO VIEW: Contact our Nunthorpe office on

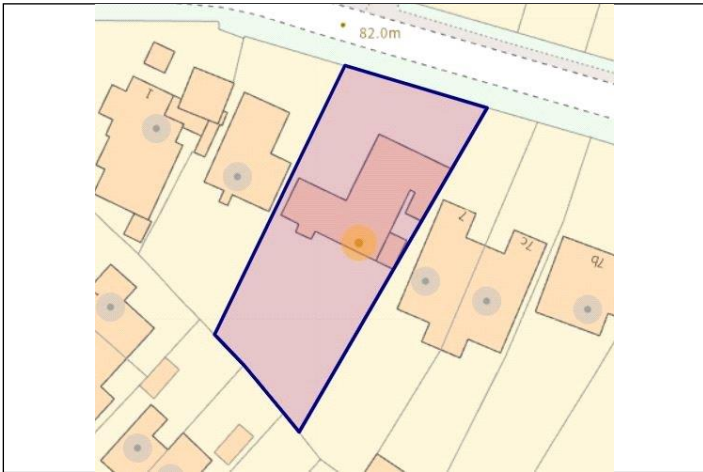
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5 Gypsy Lane

Approximate Gross Internal Area
2141 sq ft - 199 sq m



Not to Scale. Produced by The Plan Portal 2023
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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