

THE RIDINGS, NUNTHORPE, MIDDLESBROUGH, TS7 0DJ



- ▲ An Executive Bespoke Detached Residence
- ▲ Sought After Location
- ▲ Stunning Open Views to the Front Elevation
- ▲ Two Block Paved Driveways & Double Garage
- ▲ Stunning Open Entrance Hall with Oak Staircase
- ▲ 28ft Open Plan Kitchen/Dining/Family Room with A Range of Bespoke Fitted Units, Integrated Appliances & Two Sets of Bi-Folding Doors to the Spacious Rear Garden
- ▲ Separate Utility Room & Ground Floor WC
- ▲ Separate Study & A 30ft Lounge

- ▲ Five Spacious Bedrooms, Three with En-Suite Facilities, Two with Walk-In Wardrobes & Family Bathroom
- ▲ One of the Finest Executive Houses on the Open Market in the Area
- ▲ No Chain
- ▲ Accessed via Electric Gates with Security Intercom Entry System
- ▲ Air Source Heat Pump & Under Floor Heating to the Ground Floor
- ▲ Sonos Entertainment System & CCTV

Offers Over £800,000

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8 The Ridings is a beautifully presented executive home located on this popular development accessed via electric gates with security intercom system to two block paved driveways, one leading to the double integral garage and there is a large lawned garden with patio and barbeque area to the rear. Internally the accommodation briefly comprises a fabulous floor to ceiling entrance hall with bespoke oak staircase and access to the study, cloakroom/WC, and plant room. There is a 30ft lounge with bi-folding doors to the rear garden and the hub of the home is the 28ft open plan kitchen/dining/family area with a range of bespoke units, integrated appliances, two sets of bi-folding doors to the rear garden and access to a separate utility room. To the first floor there are five double bedrooms, three with en-suite facilities, two with walk-in wardrobes and a family bathroom. This really is the perfect family home. Heated by an air source heat pump with under floor heating across the ground floor and also boasting Sonos entertainment system and CCTV. 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 full length windows enjoying fabulous views across open fields to the front elevation and bespoke oak staircase.

STUDY - 4.5m x 2.64m (14'9" x 8'8")

Large windows with integrated blinds.

CLOAKROOM/WC - Fully tiled with floating basin and WC.

PLANT ROOM - Housing the control systems for the heating and under floor heating.

LIVING ROOM - 9.22m (max) x 4.57m (30'3" (max) x 15')

With large windows to the front elevation with integrated blinds, brick fire surround to house a wood burner with wood beam over and tiled hearth, and bi-folding doors with integrated blinds open to the rear garden.

KITCHEN/DINING/FAMILY ROOM - 6.99m (22'11") (max) x 8.56m (28'1") (max)

With a bespoke range of fitted units and Quartz work surfaces including a large island, inset sink, electric induction hob, two multi-function ovens and a combination microwave, full height fridge and freezer, wine cooler, and dishwasher. Spot lighting and two sets of bi-folding doors with integrated blinds open to the rear garden.

UTILITY ROOM - 2.4m x 2.34m (7'10" x 7'8")

With a bespoke range of fitted units, Quartz work surfaces, washing machine and dryer, spot lighting, and internal door to the garage.

TO VIEW: Tel: **01642 955625**

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FIRST FLOOR

BEDROOM ONE - 4m x 4.57m (13'1" x 15')

Juliet balcony with integrated blinds enjoying fabulous views to the front elevation.

MASTER WALK-IN WARDROBE - 2.26m x 3.4m (7'5" x 11'2")

LARGE EN-SUITE BATHROOM - With freestanding bath, double shower cubicle, 'His & Hers' wash hand basins, low level WC and spotlighting.

BEDROOM TWO - 3.45m x 5.08m (11'4" x 16'8")

Juliet balcony with integrated blinds to the front elevation enjoying the fabulous views.

WALK-IN WARDROBE - 2.1m x 2.34m (6'11" x 7'8")

EN-SUITE SHOWER ROOM TWO - With shower cubicle, low level WC, pedestal wash hand basin, tiled walls, and spotlighting.

BEDROOM THREE - 5.08m x 4.5m (16'8" x 14'9")

Juliet balcony with integrated blinds enjoying the fabulous views to the front elevation.

EN-SUITE SHOWER ROOM THREE - With double shower cubicle, low level WC, pedestal wash hand basin, tiled walls, and spotlighting.

BEDROOM FOUR - 6.2m x 4.42m (20'4" x 14'6")

FAMILY BATHROOM - Modern suite with bath, shower cubicle, low level WC, wash hand basin, tiled walls, and spotlighting.

BEDROOM FIVE - 2.92m x 3.96m (9'7" x 13')

EXTERNALLY

Externally the property is located within a modern executive development featuring electric gates with security intercom entry system opening to a private road and leading to the two block paved driveway offering ample off road parking and leading to the double garage.

DOUBLE GARAGE - 6.68m x 5.1m (21'11" x 16'9")

With electric door and internal courtesy door to the utility room.

GARDEN - To the rear of the property there is a spacious lawned garden with large patio and barbeque area.

AGENTS REF: - DP/LS/NUN230258/30032023

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

TO VIEW: Contact our Nunthorpe office on

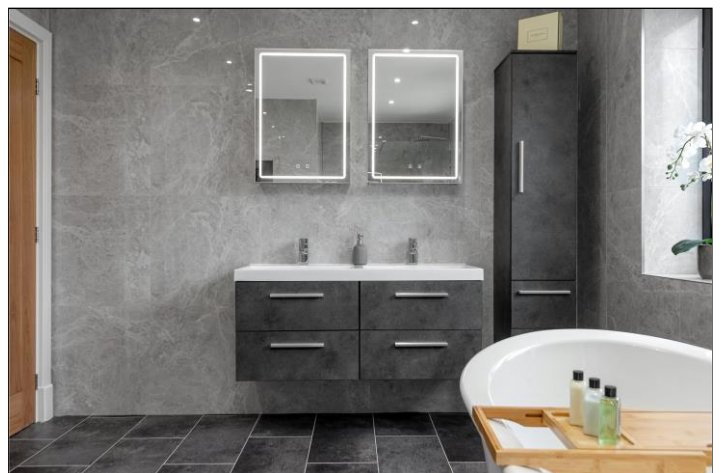
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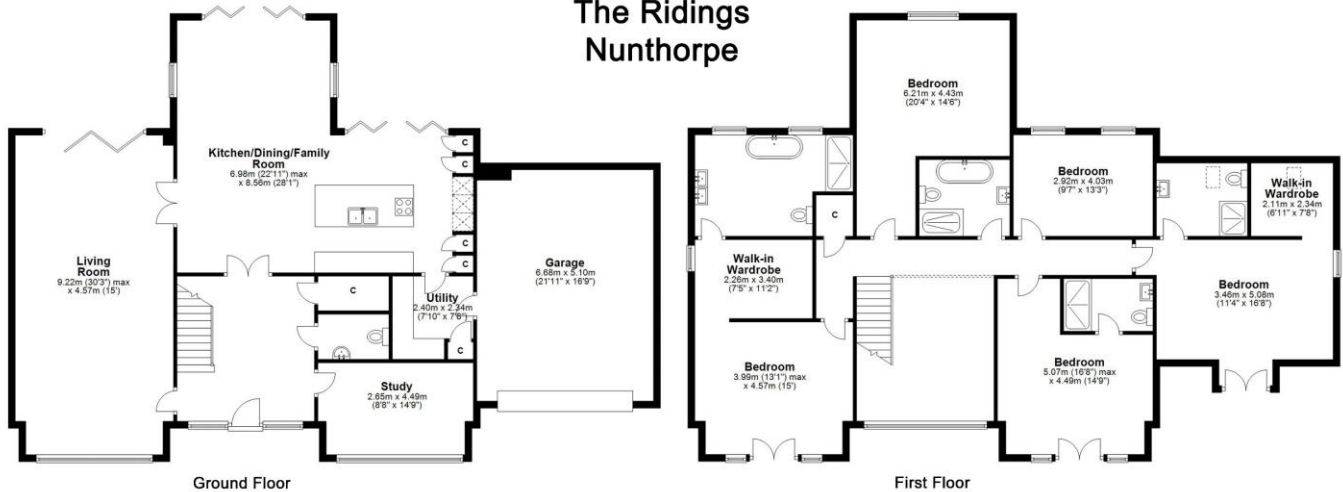
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The Ridings Nunthorpe



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Michael Poole by Vue3sixty Ltd

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