MILAN GROVE, NUNTHORPE, MIDDLESBROUGH, TS7 0DQ









- Located on this Exclusive Modern Development Within a Quiet Cul-De-Sac
- A Spacious & Well Presented Four Bedroom Detached Home
- Stunning 27ft Open Plan Kitchen/Family/Dining Area with a Beautiful Range of Shaker Design Units, Granite Work Surfaces & Integrated Appliances
- Separate Utility Room & Ground Floor WC

- Separate Living Room
- Master Bedroom with Fitted Wardrobes & Modern En-Suite Shower Room
- ▲ Three Further Generous Size Bedrooms
- Modern Family Bathroom
- ▲ Block Paved Driveway to Remainder of Garage
 - Private Landscaped Rear Garden Overlooking Woodland, Offering Easy Maintenance & A Lovely Summerhouse

£400,000











4 Milan Grove is a beautifully presented and spacious four bedroom detached home located on this exclusive development within Nunthorpe. The property occupies a lovely plot with a block paved driveway offering parking for approximately three/four cars, landscaped front garden and to the rear there is a private landscaped garden offering easy maintenance with spacious patio, planted borders and summerhouse. Internally the accommodation briefly comprises an entrance hall, ground floor WC, bay fronted living room, 27ft open plan kitchen/family/dining area and separate utility room. To the first floor there are four generous size bedrooms, master with built-in wardrobes and modern en-suite shower room and there is a separate modern family bathroom. If you are looking for a family home, then look no further. Please call our Nunthorpe Office to arrange your viewing appointment today.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor.

GROUND FLOOR WC

With low level WC and wash hand basin.

LOUNGE - 5.33m (17'6") plus bay x 3.25m (10'8") With large bay to the front elevation.

OPEN PLAN KITCHEN/FAMILY/DINING AREA - 8.38m (27'6") reducing to 2.84m (9'4") x 4.6m (15'1") reducing to 3.05m (10')

With a stunning range of recently fitted shaker design wall and floor units with granite work surfaces, large larder cupboard, ample storage, integrated oven, fridge and freezer, dishwasher, and hob with extractor over and granite splashback. Spotlighting, French doors to the rear garden, side external door and access to the utility room.

UTILITY ROOM - 1.93m x 2.57m (6'4" x 8'5")

With a modern range of shaker design units, granite work surface, plumbing for washing machine and dryer, spotlighting, sink unit and internal door to the garage.

TO VIEW: Tel: 01642 955625 95 Guisborough Road, Nunthorpe, TS7 0JS



FIRST FLOOR

BEDROOM ONE - 5.33m x 3.28m (17'6" x 10'9")

With fitted wardrobes and bay to the front elevation.

EN-SUITE SHOWER ROOM - $2.03m \times 2.29m (max) (6'8" \times 7'6" (max))$

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

BEDROOM TWO - 4.17m x 2.95m (13'8" x 9'8")

With built-in wardrobe.

BEDROOM THREE - 3.28m x 2.5m (10'9" x 8'2")

BEDROOM FOUR - 3.18m (10'5") plus bay x 2.9m (9'6")

With built-in storage.

BATHROOM - 2.64m x 1.83m (8'8" x 6')

Modern suite comprising bath, low level WC, floating wash hand basin, shower cubicle, fully tiled walls, part mirrored wall and spotlighting.

EXTERNALLY

GARDENS & PARKING

Externally the property occupies a lovely plot within this exclusive development and is positioned in a quiet cul-desac with an extensive block paved driveway offering parking for three/four cars leading to the remainder of the garage. To the rear there is a lovely enclosed and private garden overlooking woodland and has been landscaped with paved patio, planted borders, timber shed and summerhouse with electric and lighting.

REMAINDER OF GARAGE - 3.15m x 3m (10'4" x 9'10")

With electric door.

AGENTS REF: - DP/LS/NUN230345/27032024

Council Tax Band: E Tenure: Freehold

TO VIEW: Contact our Nunthorpe office on

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MILAN GROVE, TS7 ODQ

















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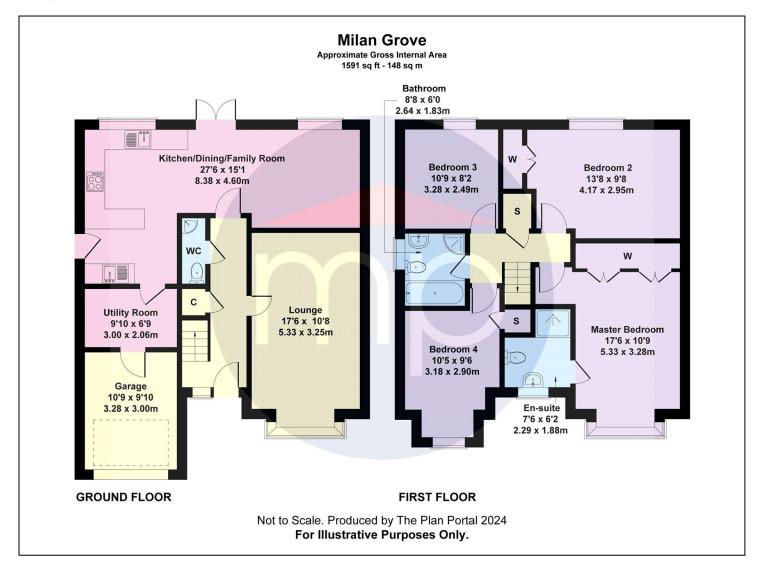




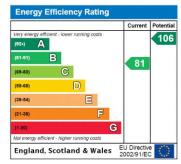








The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has 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.





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