

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

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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. Spot lighting, 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, spot lighting, sink unit and internal door to the garage.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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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 x 2.29m (max) (6'8" x 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-de-sac 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

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