

PAIGNTON CLOSE, TOLLESBY HALL, MIDDLESBROUGH, TS8 9EG



- ▲ A Large Extended Detached Family Home Located Within a Quiet Cul-De-Sac in the Popular Area of Tollesby Hall
- ▲ Easy Access to James Cook Hospital & Stewart Park
- ▲ 21ft Open Plan Modern Fitted Kitchen Diner with Part Vaulted Ceiling & Three Large Skylights Flooding the Area with Natural Light
- ▲ Two Reception Rooms Both with Bi-Folding Doors onto the Spacious Manicured Rear Garden
- ▲ Ground Floor WC
- ▲ Four Double Bedrooms, All with Built-In Wardrobes & Master Bedroom with Modern En-Suite Shower Room
- ▲ Separate Modern Family Bathroom
- ▲ Double Width Driveway to a Large Double Detached Garage with Two Electric Doors
- ▲ A Generous & Beautifully Presented Rear Garden

£300,000

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22 Paignton Close is an extended and well-presented four bedroom detached family home located within a quiet cul-de-sac in this popular area of Tollesby Hall and occupies a generous size plot with a double driveway leading to a double garage with two electric doors and a spacious well-presented rear garden. Internally the accommodation briefly comprises an entrance hall, cloakroom/WC, lounge with bi-folding doors to the rear garden, sitting room again with bi-folding doors to the rear garden, and 21ft open plan kitchen diner with a modern range of units, integrated appliances, and vaulted ceiling with three large skylights flooding the room with natural light. To the first floor there are four double bedrooms, all with built-in wardrobes, master bedroom with modern en-suite shower room and a separate modern family bathroom. 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 and large under stairs cupboard.

CLOAKROOM/WC - 2.16m x 1m (7'1" x 3'3")

With low level WC, wash hand basin and tiled splashback.

LIVING ROOM - 5.94m x 3.66m (19'6" x 12')

With feature fire surround with inset fire and bi-folding doors opening to the rear garden.

SITTING ROOM - 3.86m x 2.77m (12'8" x 9'1")

With bi-folding doors opening to the rear garden.

OPEN PLAN KITCHEN DINING ROOM - 6.58m x 3.6m (21'7" x 11'10")

With a smart range of fitted wall and floor units, complementing work surfaces, integrated fridge and freezer, electric oven, and hob with extractor over, and plumbing for dishwasher. Vaulted ceiling with three large skylights flooding the room with natural light and rear external door.

FIRST FLOOR

BEDROOM ONE - 3.7m x 3.07m (12'2" x 10'1")

With built-in wardrobes and overhead storage.

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EN-SUITE SHOWER ROOM - 2.74m x 1m (9' x 3'3")

White modern suite comprising vanity wash hand basin with storage under, low level WC, shower cubicle, tiled walls, and spot lighting.

BEDROOM TWO - 3.7m x 3.28m (12'2" x 10'9")

With built-in wardrobes.

BEDROOM THREE - 4m x 2.18m (13'1" x 7'2")

With built-in wardrobes.

BEDROOM FOUR - 3.73m x 2.3m (12'3" x 7'7")

With built-in wardrobes.

BATHROOM - 2.77m x 1.9m (9'1" x 6'3")

White modern suite comprising P' shaped bath with shower over and screen, low level WC, wash hand basin set in vanity style unit, tiled walls, spot lighting and airing cupboard.

DOUBLE DETACHED GARAGE - 5.64m x 5.5m (18'6" x 18'1")

With two electric doors and storage into the eaves.

AGENTS REF: - DP/LS/NUN230789/11102023

Council Tax Band: E **Tenure:** Freehold

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Tel: **01642 955625**

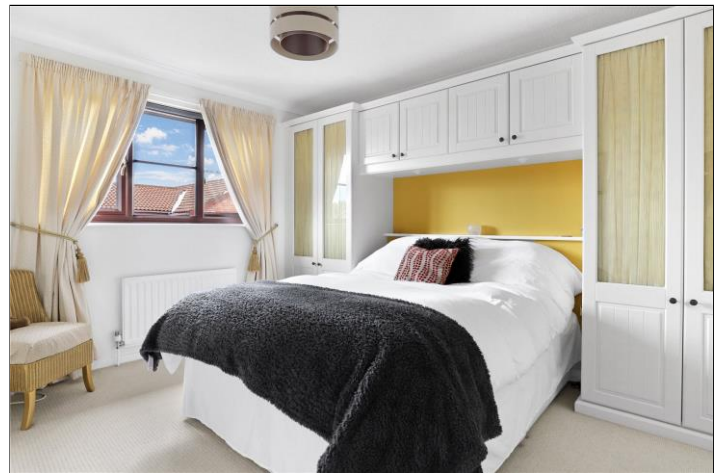
EXTERNALLY

PARKING & GARDENS

Externally the property is located within a quiet cul-de-sac in this popular area of Tollesby Hall offering easy access to James Cook Hospital and Stewart Park and Features a double driveway leading to a double detached garage and to the rear there is a fabulous manicured garden with an array of shaped and mature hedge and tree borders, patio areas and manicured lawn.



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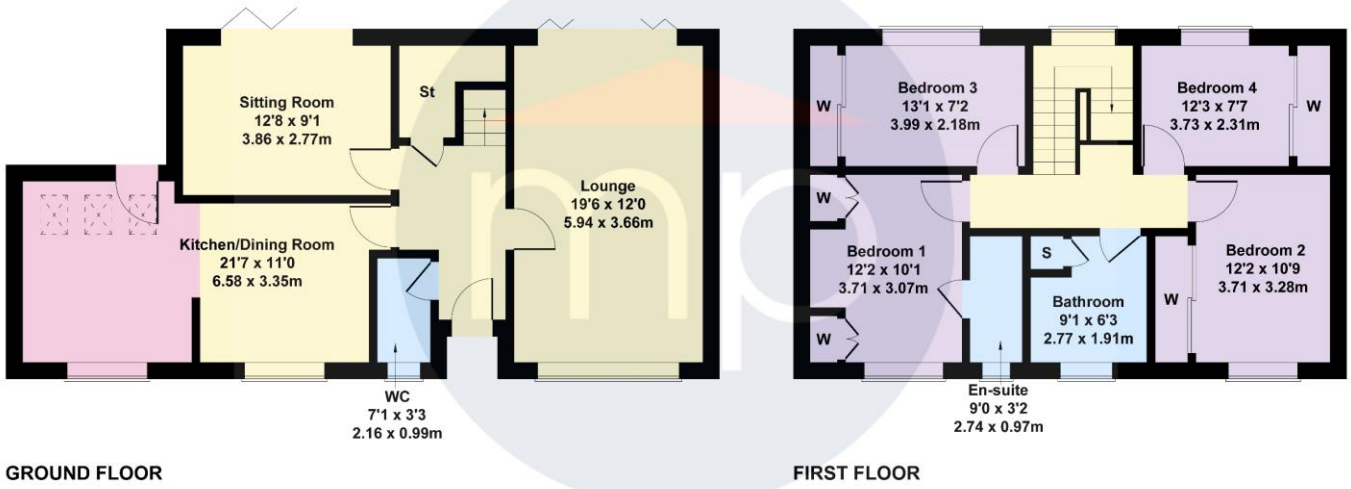
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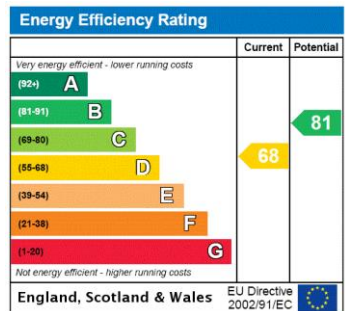


22 Paignton Close
Approximate Gross Internal Area
1313 sq ft - 122 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

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