

## VILLAGE GREEN VIEW, NUNTHORPE, MIDDLESBROUGH, TS7 0RR



- ▲ A Unique & Beautifully Presented Four Bedroom Detached Property
- ▲ Occupying a Fabulous Position Within this Exclusive Modern Development Built by David Wilson Homes
- ▲ Open View Across the Pond to the Front Elevation
- ▲ Presented to a High Standard Throughout
- ▲ Two Reception Rooms & Stunning Fitted Kitchen Opening to An Orangery Offering Lovely Views Over the Rear Garden
- ▲ Ground Floor WC
- ▲ Four Generous Size Bedrooms, Master with En-Suite Shower Room
- ▲ Landscaped Front & Rear Garden
- ▲ Driveway & Single Garage
- ▲ Early Viewing Advised

**Offers in the region of £415,000**

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## VILLAGE GREEN VIEW, TS7 0RR



1 Village Green View is a beautifully presented four bedroom detached house offering a unique curved design and positioned on a fabulous plot within this modern development built by David Wilson Homes. Externally the property offers an open view across the pond to the front elevation and features a driveway leading to a single garage and landscaped gardens to the front and rear elevations with the rear boasting a summerhouse. Internally the accommodation briefly comprises an entrance hall, cloakroom/WC, spacious living room, snug, and stunning fitted kitchen opening to a recently added orangery currently used as a dining area and enjoying pleasant views over the rear garden. To the first floor there are four generous size bedrooms, master with an 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 two under stairs cupboards.

**CLOAKROOM/WC** - With low level WC, wash hand basin and part tiled walls.

### **LIVING ROOM - 6.55m x 3.43m (21'6" x 11'3")**

With bay window to the front elevation and French doors to the rear.

### **SNUG - 3.8m x 2.74m (12'6" x 9')**

With bay window to the front elevation with fitted window seat.

### **KITCHEN - 3.66m (12') x 3.56m (11'8") plus alcove**

Featuring a range of modern shaker design wall and floor units, complementary Corian work surfaces, integrated double oven, six ring gas burner and dishwasher. Opening to ...

### **ORANGERY/DINING AREA - 3.2m x 2.51m (10'6" x 8'3")**

A beautiful room offering views over the rear garden and featuring a large glass apex roof, spotlighting and French doors to the side elevation.

**TO VIEW:** Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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## FIRST FLOOR

**LANDING** - With airing cupboard.

**BEDROOM ONE - 4.11m x 3.2m (13'6" x 10'6")**

With built-in wardrobes.

**EN-SUITE SHOWER ROOM - 1.35m x 2.26m (4'5" x 7'5")**

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

**BEDROOM TWO - 3.68m x 3.48m (12'1" x 11'5")**

With built-in wardrobe.

**BEDROOM THREE - 2.74m x 2.46m (9' x 8'1")**

**BEDROOM FOUR - 5m (max) x 2.03m (16'5" (max) x 6'8")**

**BATHROOM** - White modern suite comprising bath with shower attachment, low level WC, wash hand basin, fully tiled walls, and chrome heated towel rail.

## EXTERNALLY

Externally the property enjoys lovely views over the pond to the front elevation.

**PARKING & GARAGE** - A block paved driveway leads to a single garage.

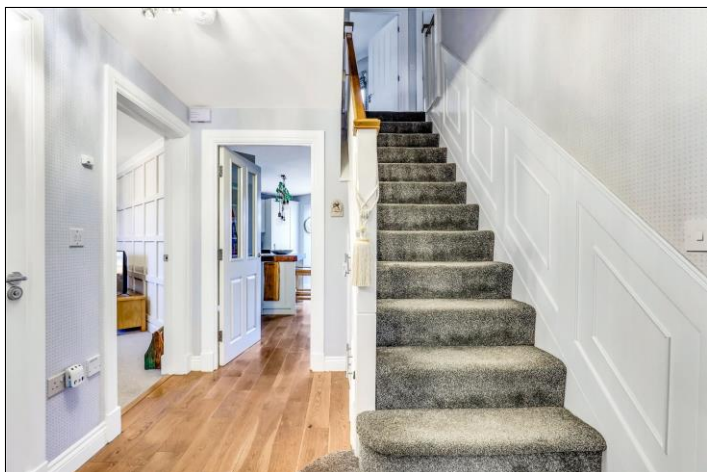
**GARDENS** - Landscaped front garden with path and planted borders. To the rear there is a lovely landscaped garden offering easy maintenance with a spacious patio area, astro turf, raised planted borders and a summerhouse.

**AGENTS REF:** - DP/LS/NUN240025/02022024

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

**TO VIEW:** Contact our Nunthorpe office on

Tel: **01642 955625**



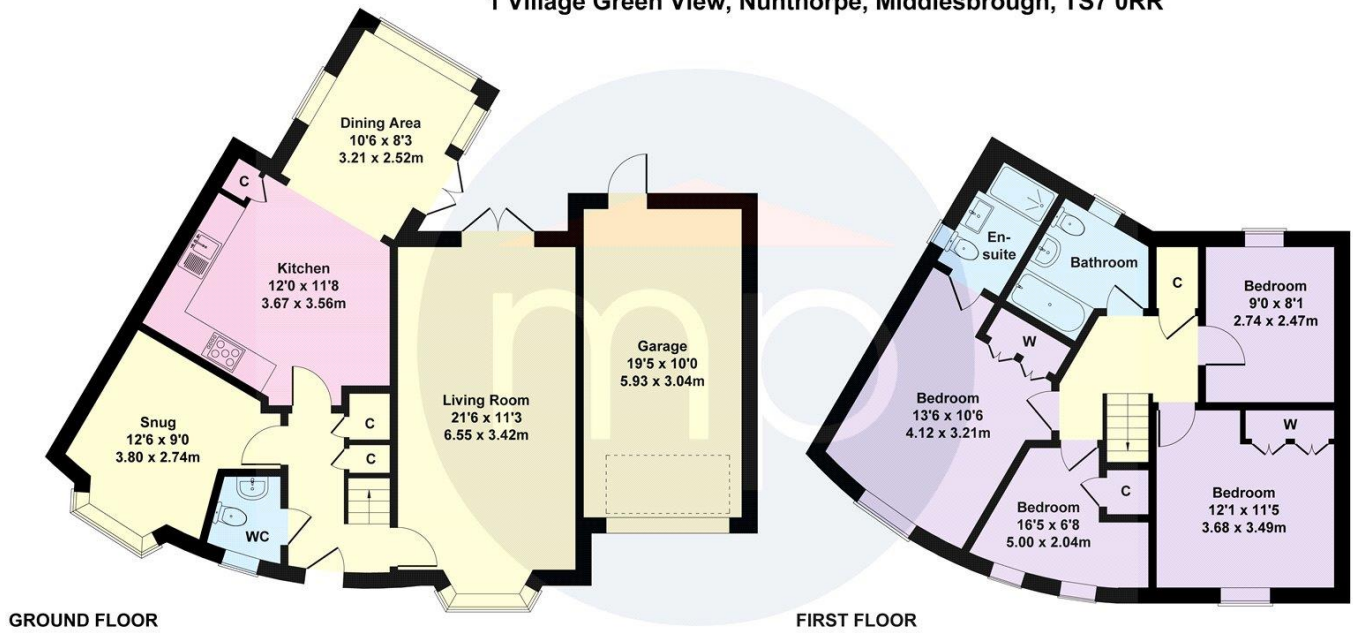
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1 Village Green View, Nunthorpe, Middlesbrough, TS7 0RR



Not to Scale. Produced by The Plan Portal 2024  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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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