

GYPSY LANE, NUNTHORPE, MIDDLESBROUGH, TS7 0DR



- ▲ A Stunning Spacious Four Bedroom Detached Residence
- ▲ Generous Size Plot with Private Gardens
- ▲ Stunning Open Plan Kitchen/Family Area with French Doors to the Private Garden & Separate Utility
- ▲ 29ft Open Plan Lounge Diner with Wood Burning Stove & Dual Aspect Windows
- ▲ Ground Floor WC
- ▲ Master Bedroom with Vaulted Ceiling
- ▲ Two En-Suite Shower Rooms & Stunning Modern Family Bathroom
- ▲ Ample Off Road Parking & Detached Garage
- ▲ Sought After Location Within the Heart of Nunthorpe & Within Walking Distance to Local Schools & Shops
- ▲ Presented to the Highest of Standards Throughout
- ▲ Occupying a Site of Approximately 0.22 of An Acre & A Total Floor Area of Approximately 1,949 Sq. Ft
- ▲ A Perfect Family Home in a Desirable Location

£550,000

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A stunning four bedroom detached residence located within the sought after area of Nunthorpe and occupying a fabulous site of approximately 0.22 of an acre and a total floor area of 1,949 sq. ft of modern well-presented accommodation. Features include a beautiful open plan fitted kitchen/family area, 29ft lounge diner with wood burning stove, luxurious family bathroom, four generous size bedrooms, two with en-suite shower rooms and master with vaulted ceiling, ample off road parking on a block paved driveway leading to a detached garage and there are wraparound gardens offering a high degree of privacy to the side and rear elevations. Please call our Nunthorpe office to arrange your viewing appointment.

GROUND FLOOR

ENTRANCE HALL

With tiled floor, spotlighting and large under stairs cupboard.

CLOAKROOM/WC - 2.03m x 0.81m (6'8" x 2'8")

With low level WC and wash hand basin.

LOUNGE/DINING ROOM - 9.07m x 5.64m (max) (29'9" x 18'6" (max))

A spacious open plan room with wood burning stove, part feature panelled wall, and half carpeted and half tiled floor. A fabulous entertaining space with dual aspect windows.

OPEN PLAN KITCHEN/FAMILY ROOM - 6.86m (22'6") (max) x 4m (13'1") (max)

With a contemporary modern fitted kitchen with granite work surfaces and integrated appliances including a double oven, microwave oven, induction hob with extractor over and dishwasher. Spotlighting and French doors open to the private garden.

UTILITY ROOM - 2.9m x 2.64m (9'6" x 8'8")

With a modern range of units, plumbing for washing machine and dryer, ample storage, tiled floor and side external door.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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FIRST FLOOR

MASTER BEDROOM - 5.3m x 4.8m (17'5" x 15'9")

A spacious master bedroom with vaulted ceiling.

EN-SUITE SHOWER ROOM - 3.7m x 1.37m (12'2" x 4'6")

Fully tiled with 'His & Hers' wash hand basins, generous size shower cubicle with rainwater head and spotlighting.

BEDROOM TWO

With large built-in storage.

EN-SUITE - 2.2m x 1.68m (7'3" x 5'6")

Modern suite comprising shower cubicle, low level WC, pedestal wash hand basin, and chrome heated towel rail.

BEDROOM THREE - 3.58m x 3.15m (11'9" x 10'4")

With dual aspect windows.

BEDROOM FOUR

With dual aspect windows.

BATHROOM - 2.57m x 2.29m (8'5" x 7'6")

Stunning modern refurbished suite comprising P' shaped bath with shower over and screen, floating wash hand basin, floating WC, fully tiled walls and floor, and LED mirror.

EXTERNALLY

GARAGE & GARDENS

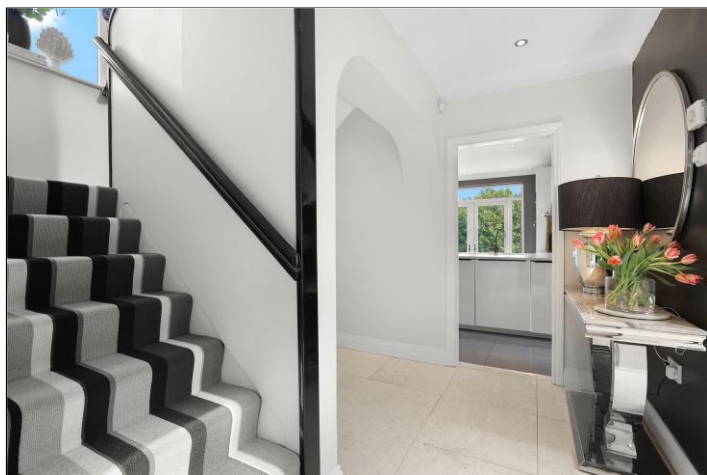
Externally the property occupies a fabulous plot of approximately 0.22 of an acre with a spacious block paved driveway offering ample off road parking leading to a detached garage. There are wrapround lawned gardens to the side and rear elevations offering a high degree of privacy with patio area and large hedge border.

AGENTS REF: - DP/LS/NUN240046/11042024

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

TO VIEW: Contact our Nunthorpe office on

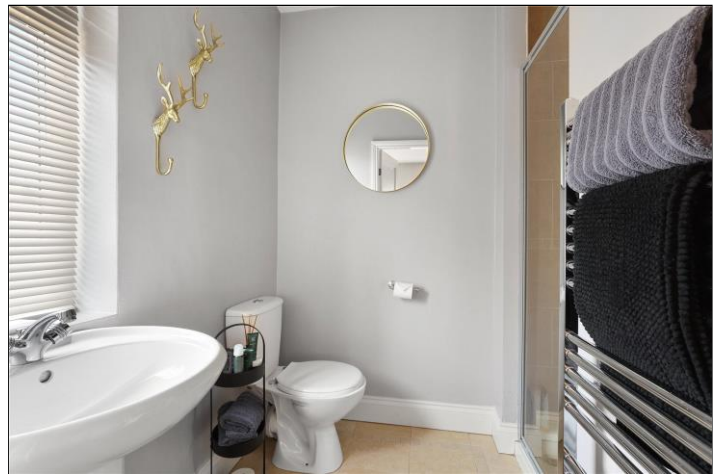
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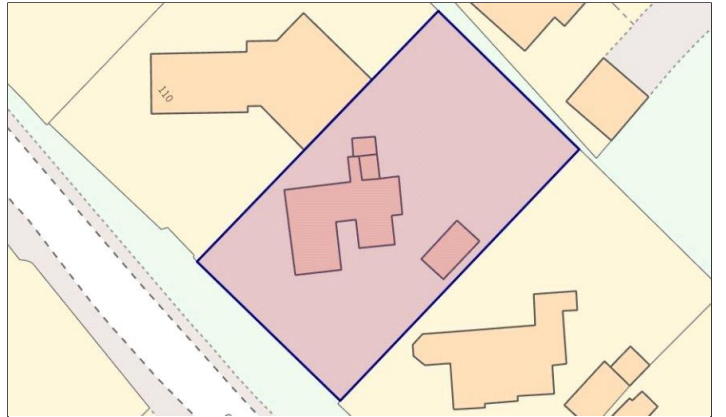
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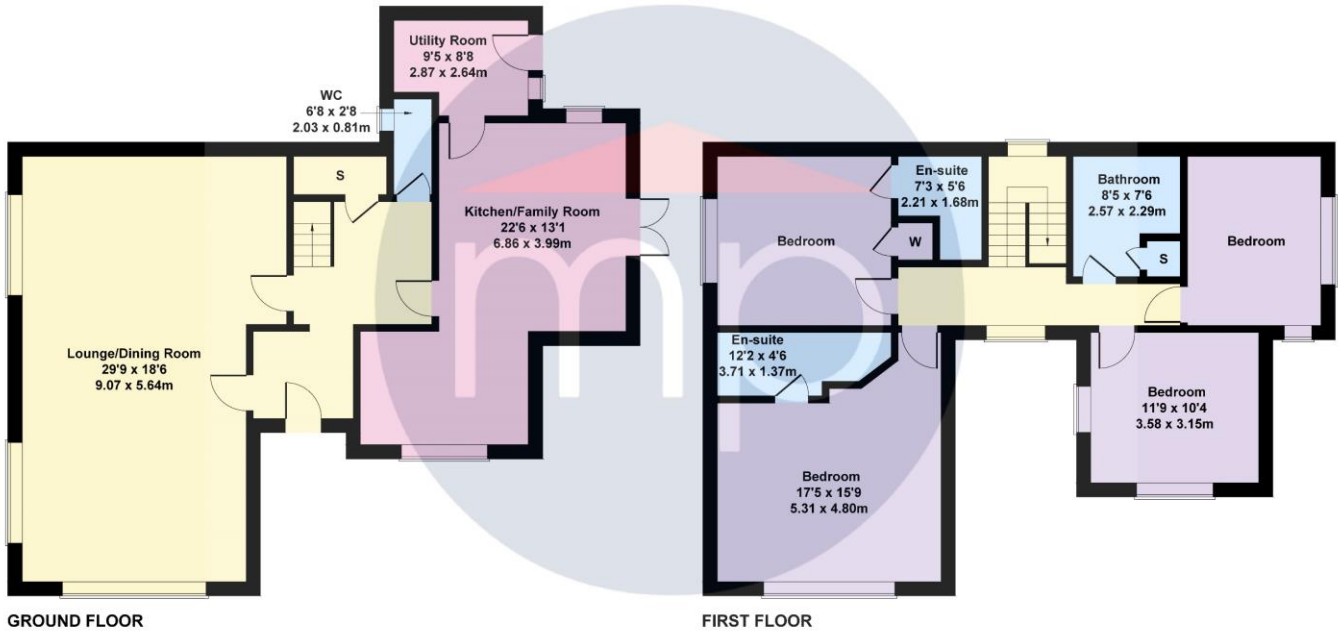


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Gypsy Lane

Approximate Gross Internal Area
1949 sq ft - 181 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	78
England, Scotland & Wales		EU Directive 2002/91/EC	



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