

WARCOP CLOSE, NUNTHORPE, MIDDLESBROUGH, TS7 0QH



- ▲ A Stunning Extended Detached Family Home with Four Bedrooms
- ▲ Located Within a Quiet Cul-De-Sac in This Popular Area of Nunthorpe
- ▲ Modernised Throughout to a High Specification Offering 1,800 Sq. Ft of Accommodation Including the Garage
- ▲ Spacious Entrance Hall with Feature Oak Staircase with Glass Panels
- ▲ 32ft Open Plan Kitchen/Family/Dining Area with a Modern Fitted Kitchen & Bi-Folding Doors
- ▲ Separate Living Room with Large Bay
- ▲ Ground Floor WC
- ▲ 18ft Master Bedroom with Modern En-Suite Shower Room
- ▲ Modern Family Bathroom & Four Double Bedrooms
- ▲ Block Paved Driveway to Integral Garage
- ▲ Generous Rear Garden

Offers Over £360,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



11 Warcop Close is a beautifully presented and spacious four bedroom detached house that has been extended and modernised and is located within a quiet cul-de-sac in this popular area of Nunthorpe offering easy access to local schools and featuring a block paved driveway to an integral garage, open plan front garden and a spacious enclosed garden to the rear. Internally the accommodation briefly comprises a spacious entrance hall, cloakroom/WC, living room, and a 32ft modern fitted kitchen/family/dining room with bi-folding doors to the rear garden. To the first floor there are four double bedrooms, the master being 18ft with a large bay and modern en-suite shower. There is also 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 - 4.47m x 2.46m (14'8" x 8'1")

With feature oak staircase with glass panels and large storage cupboard.

CLOAKROOM/WC

With low level WC and wash hand basin.

LIVING ROOM - 5.56m (18'3") into bay x 3.86m (12'8")

With large bay window to the front elevation, feature panelled walls and contemporary design fire surround with electric fire and LED under lighting.

OPEN PLAN KITCHEN/FAMILY/DINING ROOM - 9.96m x 3.58m (32'8" x 11'9")

The central hub of the home flooded with natural light from the two windows and large bi-folding doors that open to the rear garden and featuring a modern range of fitted wall and floor units, island, space for fridge freezer, plumbing for slimline washing machine, electric oven and hob with extractor over, spotlighting and integral door to the garage.

FIRST FLOOR

LANDING

With airing cupboard.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

www.michaelpoole.co.uk



WARCOP CLOSE, TS7 0QH

MASTER BEDROOM - 5.61m (18'5") x 4.45m (14'7") into large bay

EN-SUITE SHOWER ROOM - 2.06m x 2.82m (6'9" x 9'3")

Comprising shower cubicle, low level WC, wash hand basin set in storage style unit, part tiled walls, chrome heated towel rail and storage cupboard.

BEDROOM TWO - 3.89m x 3.38m (12'9" x 11'1")

BEDROOM THREE - 3.68m x 3.96m (12'1" x 13')

BEDROOM FOUR - 3.7m (max) x 3.23m (12'2" (max) x 10'7")

BATHROOM - 2.95m x 2.67m (9'8" x 8'9")

Modern suite comprising freestanding bath, shower cubicle, low level WC, wash hand basin with vanity style unit, part tiled walls, spotlighting, and chrome heated towel rail.

EXTERNALLY

GARAGE - 5.64m x 3.38m (max) (18'6" x 11'1" (max))

Externally there is a block paved driveway leading to an integral garage with internal door to the kitchen.

GARDENS

Lawned front garden and to the rear there is an enclosed spacious garden mainly laid to lawn with patio and fence boundary.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AGENTS REF: - DP/LS/NUN240074/16022024

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**



WARCOP CLOSE, TS7 0QH

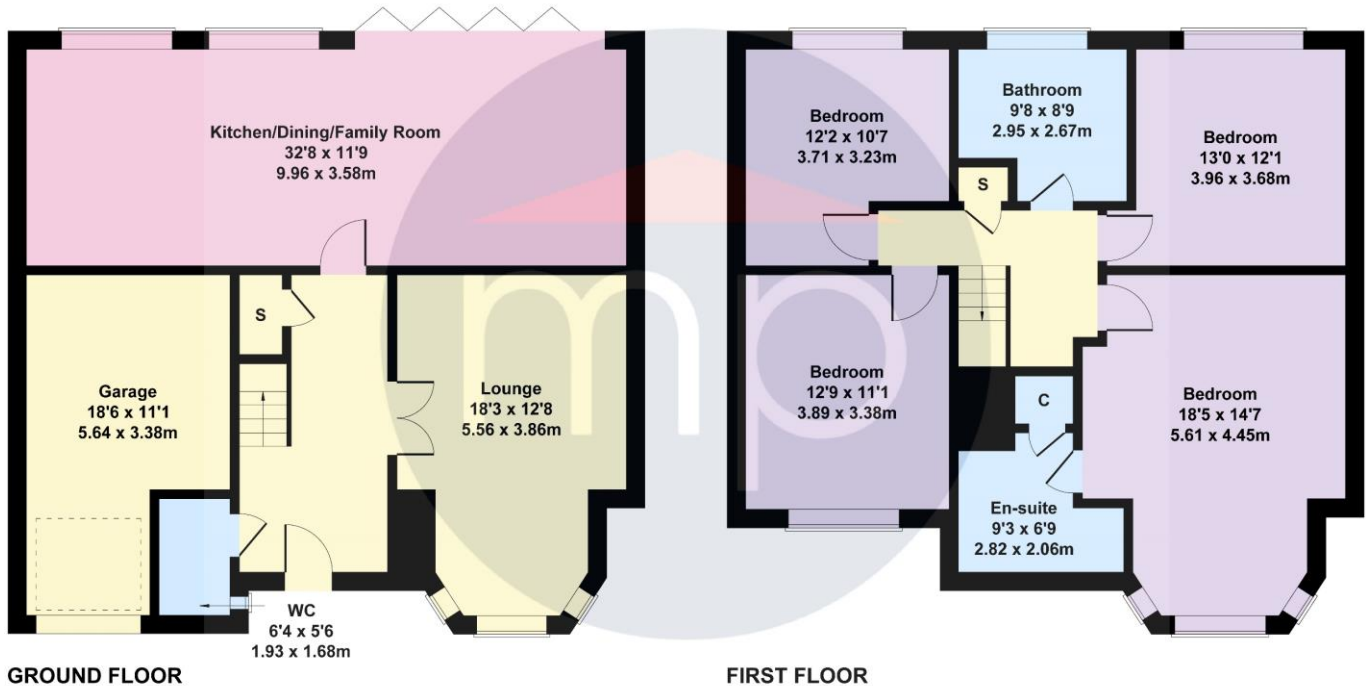


WARCOP CLOSE, TS7 0QH



Warcop Close

Approximate Gross Internal Area
1860 sq ft - 173 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			
England, Scotland & Wales		69	79
		EU Directive 2002/91/EC	



TO VIEW: Contact our Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0J5