

## BEDFORD ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0BZ



- ▲ A Beautiful Four Bedroom, Plus Study Detached Residence Located on a Sought-After Road in Nunthorpe
- ▲ Occupying a Fabulous Site with a Large Private Rear Garden & Driveway to Single Garage
- ▲ Stunning 25ft x 20ft Open Plan Fitted Kitchen/Family/Dining Room with Modern Units, Island & Granite Work Surfaces
- ▲ Spacious Separate Living Room
- ▲ Games Room, Ground Floor Shower Room & Separate Utility Room
- ▲ Four Bedrooms Plus Study
- ▲ Master Bedroom with En-Suite Shower Room
- ▲ Spacious Family Bathroom
- ▲ Beautifully Presented Throughout

**£550,000**

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16 Bedford Road is a beautifully presented four bedroom, plus study detached residence occupying a fabulous plot within this sought after road in Nunthorpe. Externally there is a driveway to the front elevation leading to a single garage and there is a large private garden to the rear. Internally the accommodation briefly comprises a spacious entrance hall, recently created 25ft x 20ft open plan kitchen/family/dining area with a beautiful range of modern units, granite work surfaces, island and integrated appliances, ground floor shower room, games room, 25ft living room and separate utility room. To the first floor there are four generous size bedrooms, master with en-suite shower room, separate study, and family bathroom. This home offers everything a modern family needs. Please call our Nunthorpe office to arrange your viewing appointment today.

#### **GROUND FLOOR**

**ENTRANCE HALL** - With staircase to the first floor, spotlighting and access to the living room.

**LIVING ROOM - 7.62m x 3.66m (25' x 12')**

Exposed brick surround with open fire, spotlighting and patio door to the rear garden.

**OPEN PLAN KITCHEN/FAMILY/DINING ROOM - 7.7m (max) x 6.12m (25'3" (max) x 20'1")**

A fabulous hub of the home! A light and airy space created by the current owners and featuring a modern range of fitted wall and floor units, island, granite work surfaces, instant hot water tap, and integrated appliances include a double oven, four ring hob with extractor, wine cooler, integrated fridge freezer and dishwasher. Spotlights and two sets of French doors to the rear elevation.

**GROUND FLOOR SHOWER ROOM - 2.44m x 1.32m (8' x 4'4")**

With vaulted ceiling and modern suite comprising shower cubicle, wash hand bowl basin, low level WC and fully tiled walls and floor.

**GAMES ROOM - 2.44m x 2.13m (8' x 7')**

With vaulted ceiling and Velux window.

**UTILITY ROOM - 2.26m x 2.13m (7'5" x 7')**

With a range of fitted shaker design units, Belfast sink, plumbing for washing machine, spotlighting and side French doors.

**TO VIEW:** Tel: **01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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## FIRST FLOOR

### **BEDROOM ONE - 5.2m x 3.58m (17'1" x 11'9")**

With built-in wardrobes.

### **EN-SUITE SHOWER ROOM - 2.03m x 1.45m (6'8" x 4'9")**

Modern suite comprising shower cubicle, floating basin, low level WC, tiled walls, and chrome heated towel rail.

### **BEDROOM TWO - 4.4m x 3.18m (14'5" x 10'5")**

### **BEDROOM THREE - 4.37m x 2.84m (14'4" x 9'4")**

### **BEDROOM FOUR - 3.66m x 2.06m (12' x 6'9")**

With bow window.

### **STUDY - 3.3m x 1.45m (10'10" x 4'9")**

### **BATHROOM - 3.15m x 2.87m (10'4" x 9'5")**

Comprising jacuzzi bath, shower enclosure, low level WC, wash hand basin, tiled walls and floor and spotlighting.

## EXTERNALLY

**GARDENS & GARAGE** - Externally to the front elevation there is a driveway leading to a garage and a large hedge boundary provides ample privacy. To the rear there is a beautiful, large and private mature garden with spacious decked area, lawn, mixture of shrubs and trees and a barked play area to the rear.

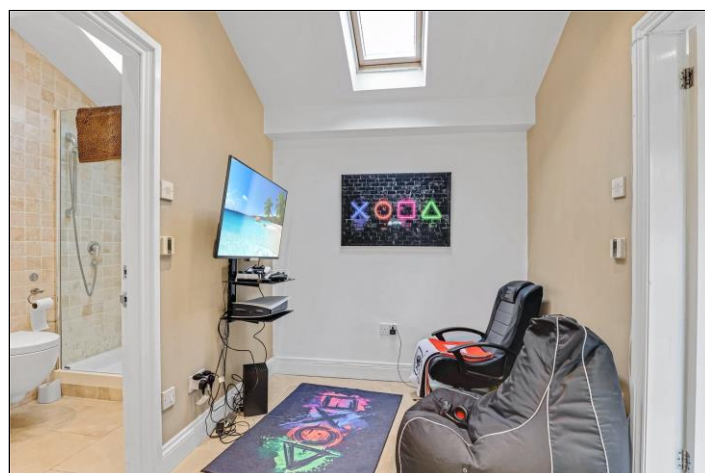
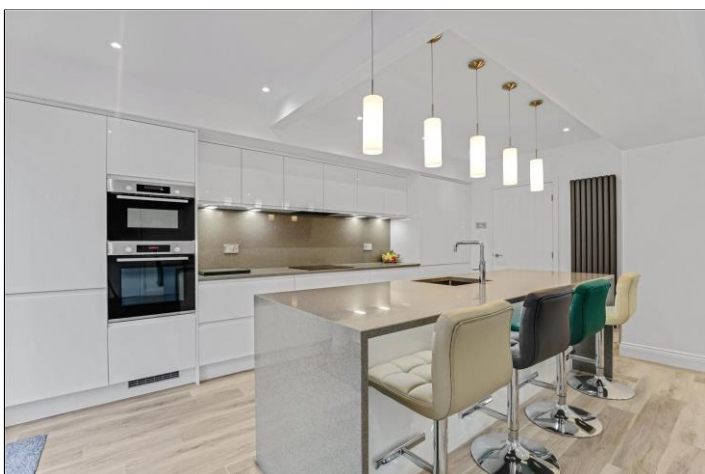
**NOTE:** - Virgin 1GB fibre broadband available in property.

**AGENTS REF:** - DP/LS/NUN240134/28032024

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

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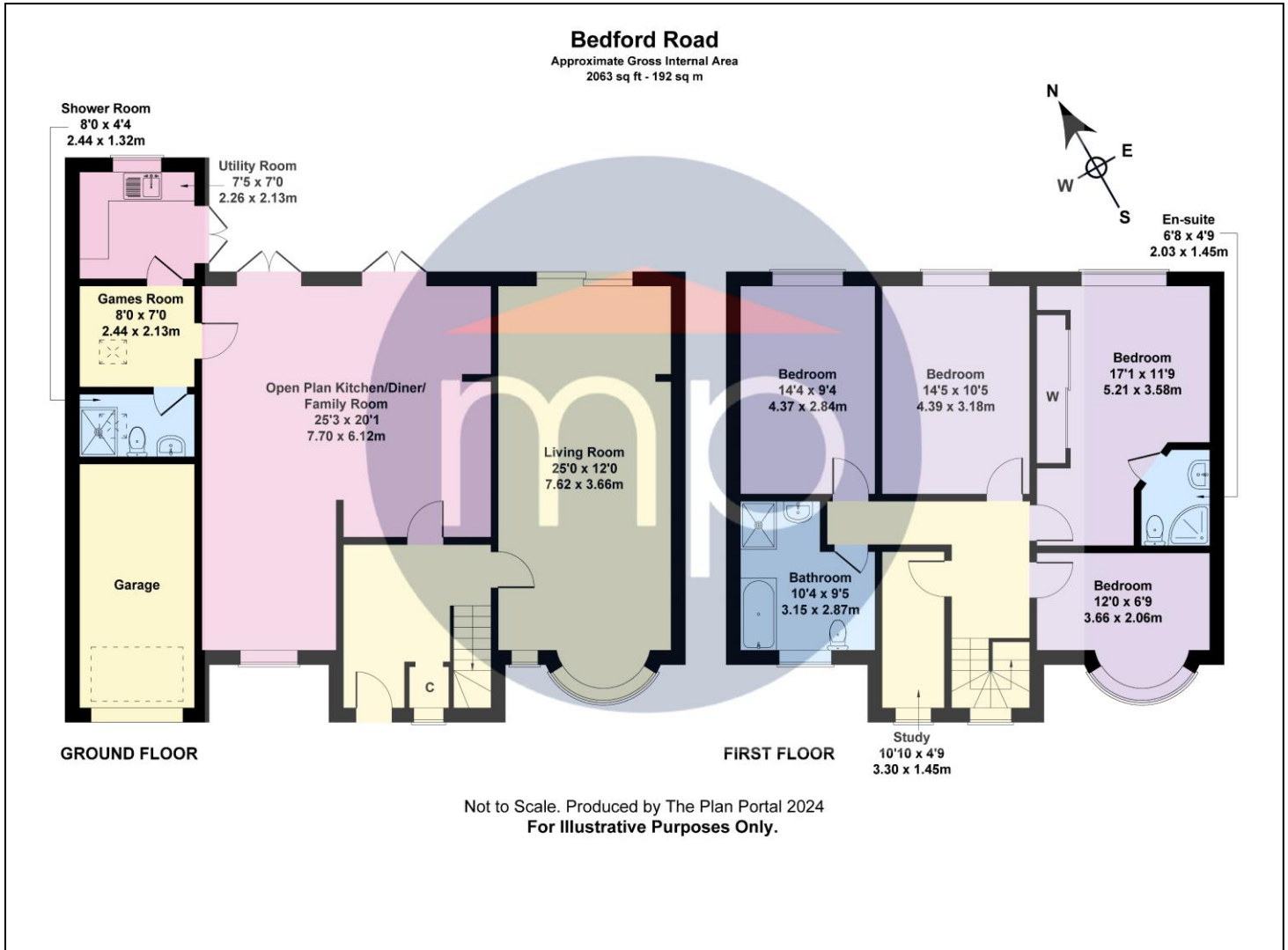




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	62	79
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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