

# EVERGREEN WAY, MARTON, MIDDLESBROUGH, TS8 9ZD



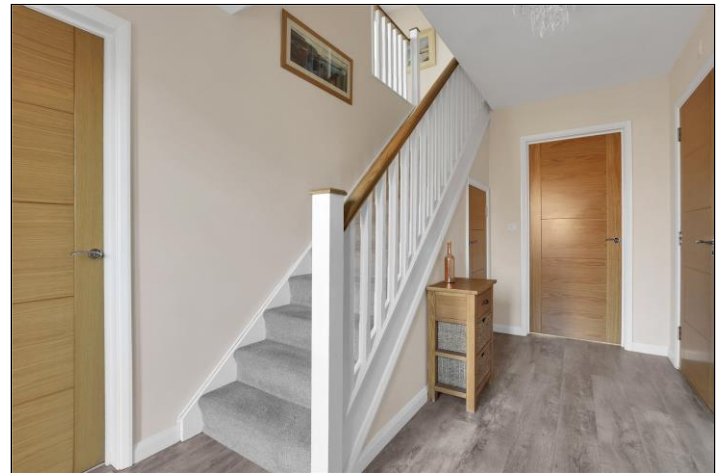
- ▲ A Stunning Five Bedroom Detached Executive Home
- ▲ Located at the End of a Quiet Cul-De-Sac & Surround by Woodland to the Rear
- ▲ Private Rear Garden
- ▲ Driveway to Detached Double Garage
- ▲ 33ft Plus Open Plan Modern Kitchen/Family/Dining Area & Separate Utility Room
- ▲ Two Reception Rooms
- ▲ Five Bedrooms, Bedroom Five Currently Used as a Dressing Room with Access from the Master Bedroom
- ▲ Two En-Suite Shower Rooms & Separate Modern Family Bathroom
- ▲ Presented to a High Standard Throughout
- ▲ Solar Panels Currently Generating £300 Per Annum

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20 Evergreen Way is a five bedroom detached executive home located within a quiet cul-de-sac and occupies a fabulous plot with a landscaped garden overlooking woodland to the rear, driveway and detached double garage. Internally the accommodation briefly comprises a spacious entrance hall, living room, separate study, cloakroom/WC, open plan modern kitchen/family/dining area and separate utility room. To the first floor there are five bedrooms, the fifth bedroom is currently used as a dressing room with access from the master bedroom and there are two en-suite shower rooms and a separate family bathroom. This is the perfect family home. Please call our Nunthorpe Office to arrange your viewing appointment to avoid disappointment.

**GROUND FLOOR**

**ENTRANCE HALL - 4.17m x 2.46m (13'8" x 8'1")**  
With staircase to the first floor.

**CLOAKROOM/WC - 1.63m x 1.02m (5'4" x 3'4")**  
With low level WC and wash hand basin.

**LIVING ROOM - 4.04m (13'3") x 4.9m (16'1") plus bay**  
With bay window to the front elevation.

**STUDY/SNUG - 3.56m (11'8") x 2.46m (8'1") plus bay**  
With bay window to the front elevation.

**KITCHEN/FAMILY/DINING AREA - 10.34m (33'11") x 3.68m (12'1") reducing to 3.05m (10')**  
With a modern range of fitted wall and floor units, granite work surfaces, integrated fridge freezer, dishwasher and double oven, island with granite work surface and gas hob with floating extractor over, and French doors open to the rear garden.

**UTILITY ROOM - 2.44m x 1.65m (8' x 5'5")**  
With a modern range of units, granite work surfaces, plumbing for washing machine and dryer, concealed central heating boiler and side external door.

**TO VIEW: Tel: 01642 955625**  
95 Guisborough Road, Nunthorpe, TS7 0JS

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## FIRST FLOOR

### **BEDROOM ONE - 4.06m (13'4") x 3.28m (10'9") plus bay**

With bay window to the front elevation.

### **EN-SUITE SHOWER ROOM - 2.26m x 1.02m (7'5" x 3'4")**

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

### **DRESSING ROOM/BEDROOM FIVE - 3.1m (10'2") (max) x 3.23m (10'7") (max)**

With access from the master bedroom and featuring built-in storage and a selection of hanging space, shelves, and drawers.

### **BEDROOM TWO - 3.66m x 3.68m (12' x 12'1")**

### **EN-SUITE - 2.36m x 1.02m (7'9" x 3'4")**

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

### **BEDROOM THREE - 4.3m x 2.8m (14'1" x 9'2")**

With bay to the front elevation.

### **BEDROOM FOUR - 2.92m x 3.68m (9'7" x 12'1")**

### **FAMILY BATHROOM - 2.6m x 2.51m (8'6" x 8'3")**

A spacious bathroom comprising double ended bath with shower attachment, floating wash hand basin, low level WC, part tiled walls, and spotlighting.

## EXTERNALLY

### **PARKING, DOUBLE GARAGE & GARDEN**

Externally the property is located within a quiet cul-de-sac and features a generous size driveway to the front elevation leading to a double detached garage with electric, light and side courtesy door. To the rear there is a private landscaped garden overlooking woodland to the rear with lawn, mature borders, decked seating area, and additional patio area with sleeper borders.

### **AGENTS NOTE:**

We are advised by the vendor the solar panels are currently generating £300 per annum.

**AGENTS REF:** - DP/LS/NUN240147/05042024

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

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Tel: **01642 955625**

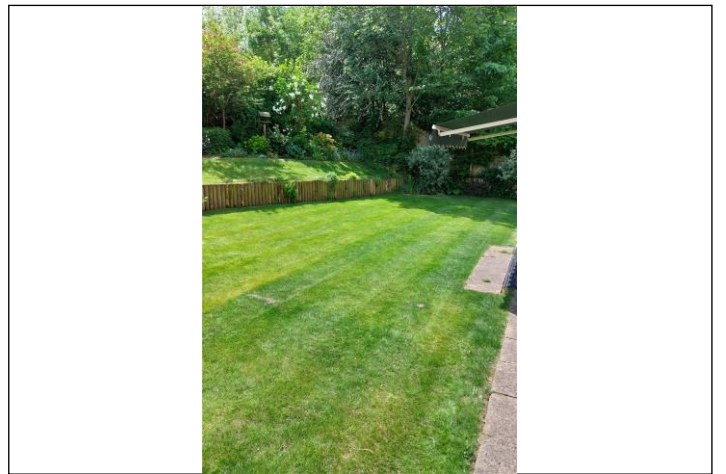




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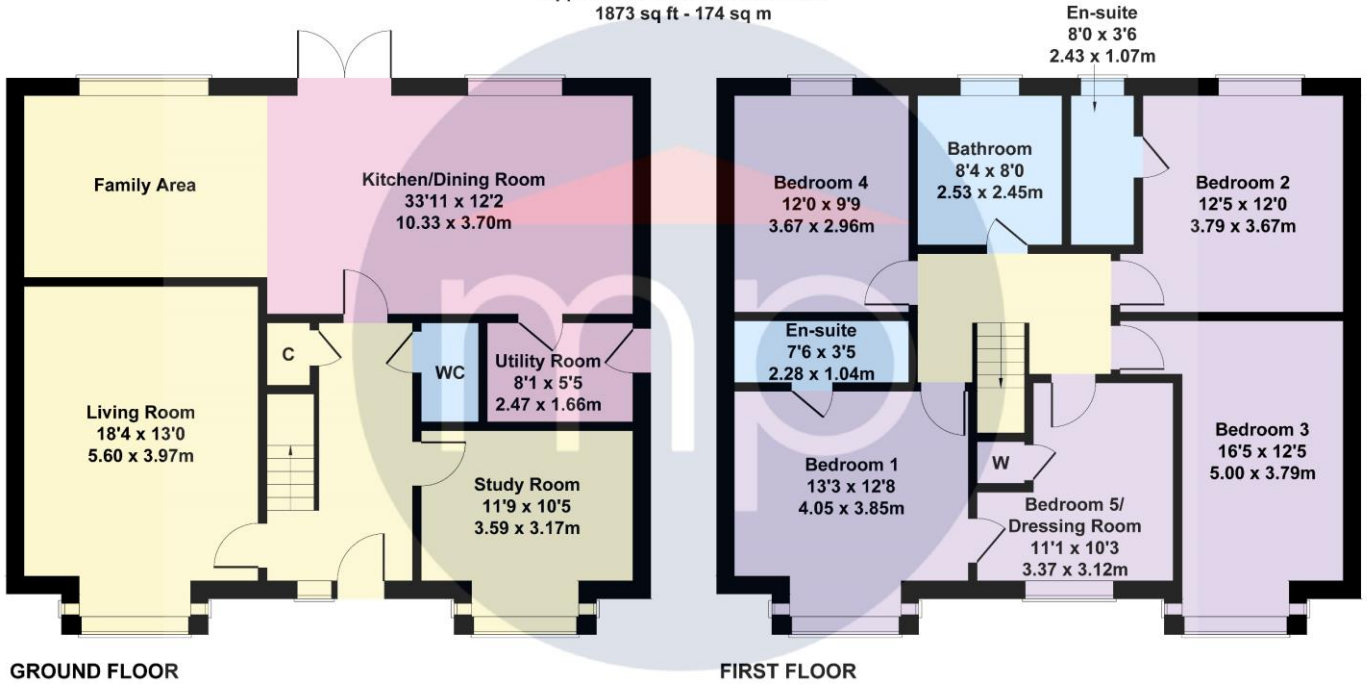
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### Evergreen Way

Approximate Gross Internal Area  
1873 sq ft - 174 sq m



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	91	92
(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		EU Directive 2002/91/EC	



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