

# SPAUNTON CLOSE, HEMLINGTON, MIDDLESBROUGH, TS8 9RE



- ▲ A Spacious Four Bedroom Detached House Located Within a Quiet Cul-De-Sac
- ▲ Generous Size Driveway & Double Garage with Remote Operated Up & Over Door
- ▲ Private Rear Garden
- ▲ Two Reception Rooms
- ▲ Ground Floor WC
- ▲ Smart Fitted Kitchen Breakfast Room
- ▲ Master Bedroom with En-Suite Shower Room
- ▲ Cavity Wall Insulation
- ▲ Easy Access to the A174, A19 & A66

**£199,950**

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A spacious four bedroom detached house located within a quiet cul-de-sac and occupying a lovely plot with a private garden and double garage. Internally the accommodation briefly comprises an entrance hall, cloakroom/WC, lounge with double doors to the dining room, and fitted kitchen breakfast room. To the first floor there are four bedrooms, master with en-suite shower room and a separate family bathroom. Please call our Nunthorpe Office to arrange your viewing today.

#### **GROUND FLOOR**

**ENTRANCE HALL** - With Quick-Step flooring, staircase to the first floor, and under stairs cupboard.

**CLOAKROOM/WC** - 1.75m x 0.79m (5'9" x 2'7")  
With vanity wash hand basin and low level WC

**KITCHEN** - 4.17m x 2.5m (13'8" x 8'2")  
With a smart range of shaker design fitted wall and floor units, double oven, four ring induction hob with extractor over, breakfast bar, tiled splashbacks, concealed Glow-Worm boiler, Quick-Step flooring and rear external door.

#### **LOUNGE** - 4.9m (16'1") plus bay x 3.48m (11'5")

With Quick-Step flooring, bay window to the front elevation, attractive fire surround and double doors to the dining room.

#### **DINING ROOM** - 3.86m x 2.8m (12'8" x 9'2")

With Quick-Step flooring and patio door to the rear garden.

#### **FIRST FLOOR**

**LANDING** - With Quick-Step flooring and airing cupboard.

#### **BEDROOM ONE** - 4.04m x 2.77m (13'3" x 9'1")

#### **EN-SUITE SHOWER ROOM** - 2.77m x 1.1m (9'1" x 3'7")

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

#### **BEDROOM TWO** - 3.5m (11'6") into wardrobes x 2.8m (9'2")

Fitted wardrobes with sliding doors and loft hatch.

#### **BEDROOM THREE** - 3.1m x 2.6m (10'2" x 8'6")

With dual aspect windows.

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

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## **BEDROOM FOUR - 1.96m x 2.54m (6'5" x 8'4")**

With dual aspect windows.

## **FAMILY BATHROOM - 2m x 1.65m (6'7" x 5'5")**

White modern suite comprising bath with shower attachment, vanity wash hand basin, low level WC, chrome heated towel rail, and part tiled walls.

## **EXTERNALLY**

### **GARDENS & DOUBLE GARAGE**

Externally the property sits at the end of quiet cul-de-sac and features ample off road parking leading to a double garage with remote operated up and over door, electric, light, and side courtesy door. To the rear there is a private garden with spacious patio, lawn, and well stocked flower, and shrub borders.

**AGENTS REF:** - DP/LS/NUN240224/08042024

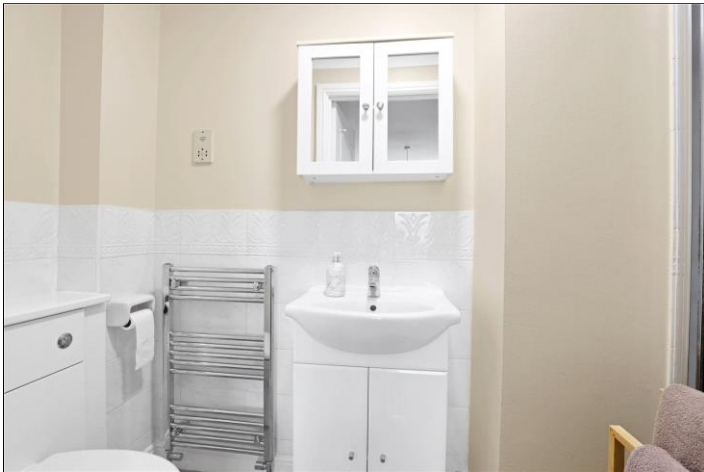
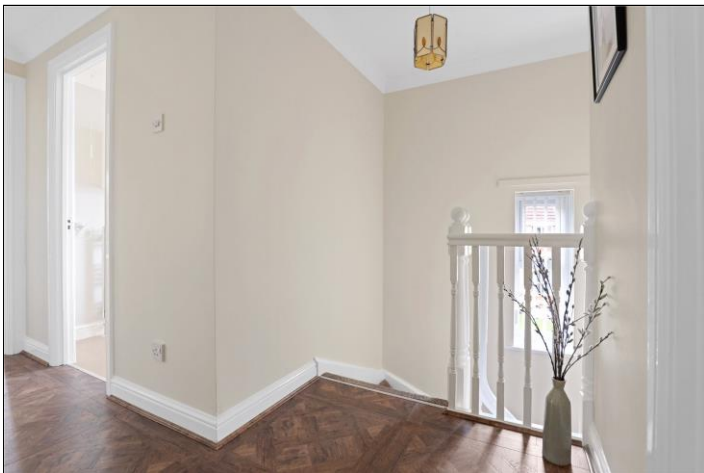
**Council Tax Band:** D     **Tenure:** Freehold

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

Tel: **01642 955625**



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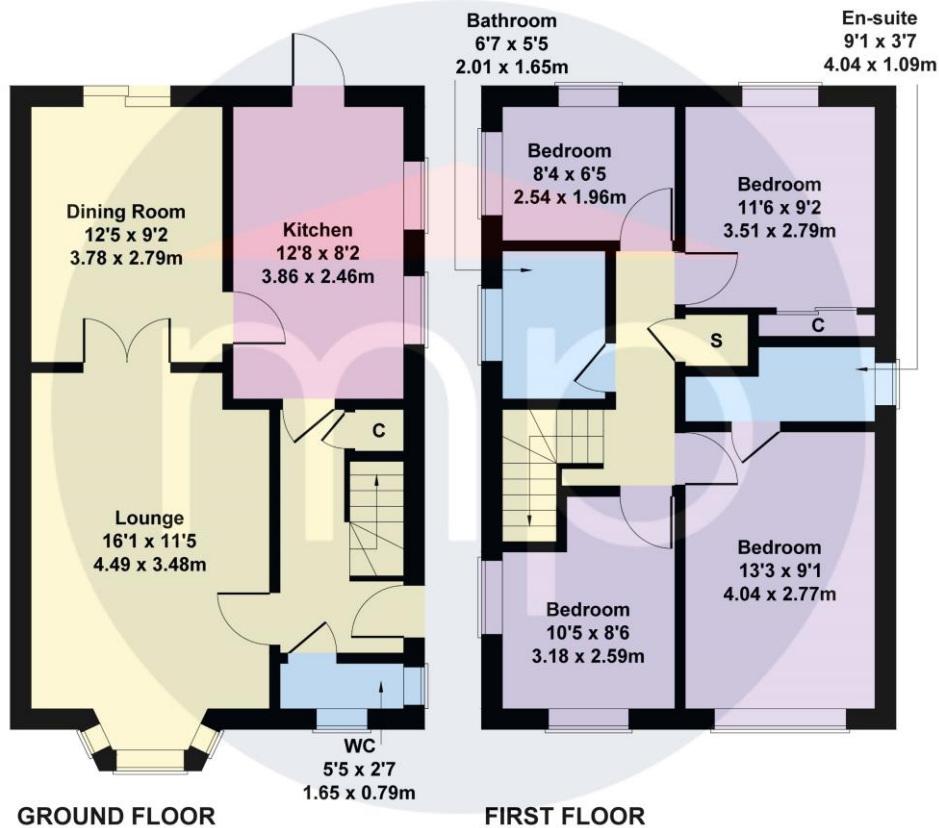


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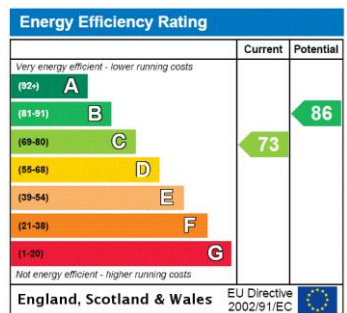
### 28 Spaunton Close

Approximate Gross Internal Area  
1037 sq ft - 93 sq m



Not to Scale. Produced by The Plan Portal 2024  
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