

THE VILLAGE GREEN, NUNTHORPE, MIDDLESBROUGH, TS7 0RT



- ▲ A Stunning Four Bedroom Detached Home Built to the 'Ashtree Design' by David Wilson Homes
- ▲ Located on the Prestigious Grey Towers Village Development Overlooking the Village Green & Pond
- ▲ Generous Landscaped Rear Garden
- ▲ Block Paved Driveway to Single Garage
- ▲ Two Reception Rooms & Stunning Fitted Kitchen with Granite Work Surfaces
- ▲ Master Bedroom with Fitted Wardrobes & Modern En-Suite Shower Room
- ▲ Refurbished Family Bathroom with Freestanding Roll Top Claw Foot Bath
- ▲ Presented to a High Standard Throughout
- ▲ No Forward Chain

£365,000

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3 The Village Green is a beautifully presented four bedroom detached residence built to the 'Ashtree Design' by David Wilson Homes on the exclusive Grey Towers Village Development. The property is offered for sale with no forward chain and occupies a lovely plot overlooking the village green and pond with front garden, landscaped rear garden, block paved driveway and garage. Internally the accommodation briefly comprises an entrance hall, spacious living room with feature panelled wall and French doors to the rear garden, study/snug, cloakroom/WC, and fitted kitchen breakfast room with Granite work surfaces and French doors to the rear garden. 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 appointment today.

LIVING ROOM - 6.55m x 3.43m (21'6" x 11'3")

With feature panelled wall, fire surround with inset fire and French doors open to the rear garden.

DINING ROOM/SNUG - 3.84m x 2.8m (12'7" x 9'2")

CLOAKROOM/WC

With low level WC, wash hand basin and tiled floor.

KITCHEN BREAKFAST ROOM - 3.6m x 3.66m (11'10" x 12')

Featuring an upgraded kitchen with a stunning range of fitted wall and floor units, Granite work surfaces, Belfast sink, double oven, six ring gas burner with extractor over, dishwasher, tiled floor and French doors to the rear elevation.

GROUND FLOOR

ENTRANCE HALL

With tiled floor and staircase to the first floor with central tread carpet.

FIRST FLOOR

BEDROOM ONE - 3.4m x 4.17m (11'2" x 13'8")

With fitted wardrobes.

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EN-SUITE SHOWER ROOM - 1.4m x 2m (4'7" x 6'7")

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

BEDROOM TWO - 3.5m x 3.7m (11'6" x 12'2")

BEDROOM THREE - 3.58m x 3.18m (11'9" x 10'5")

BEDROOM FOUR - 2.74m x 2.51m (9' x 8'3")

BATHROOM - 2.29m x 2.62m (7'6" x 8'7")

Refurbished suite comprising high level cistern WC, freestanding roll top claw foot bath, wash hand basin, tiled flooring, and part tiled walls.

AGENTS REF: - DP/LS/NUN240276/05042024

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

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EXTERNALLY

GARDENS

To the front elevation there is wrought iron boundary fence and a lawned garden with hedge. To the rear there is a spacious and well-presented landscaped garden with two patio areas, circular lawn, slate chippings and hedge and flower borders.

PARKING & GARAGE

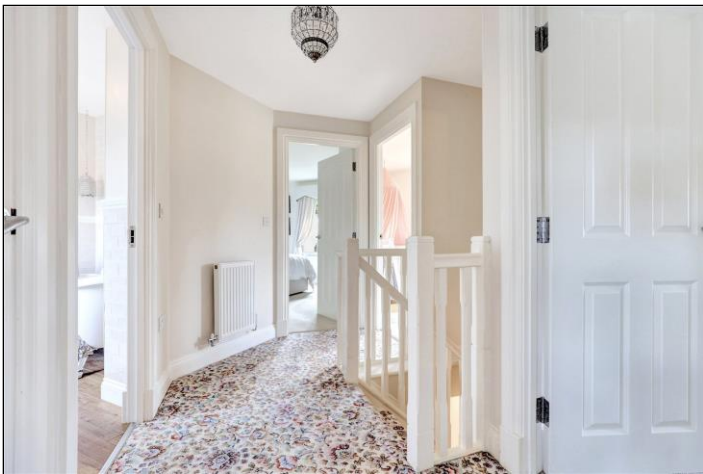
A block paved driveway leads to a single garage with up and over door, electric, light, and rear courtesy door.



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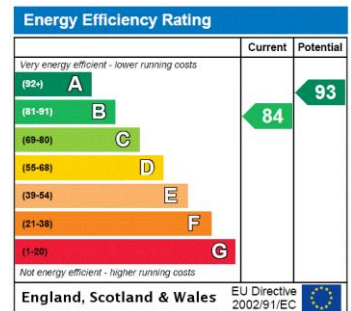


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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.



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