

GYPSY LANE, NUNTHORPE, MIDDLESBROUGH, TS7 0DU



- ▲ Occupying An Elevated Position Within One of Nunthorpe's Most Popular Locations on Gypsy Lane
- ▲ Overlooking Rooftops & Views Towards the Cleveland Hills
- ▲ Self-Sufficient Mature Working Garden with An Array of Vegetable Patches, Fruit Trees & Plants
- ▲ Front Patio with An Oval Savannah Breeze House
- ▲ 26ft Through Lounge Diner with Open Fire
- ▲ Ground Floor Bedroom
- ▲ Stunning Fitted Kitchen
- ▲ Modern Family Bathroom
- ▲ Two Double First Bedrooms Offering Ample Storage Space
- ▲ Spacious Landing, Ideal for A Study, Reading or Hobby Area with Velux Windows
- ▲ Single Garage
- ▲ Landscaped Gardens to the Front & Rear
- ▲ Blacksmith Workshop & Shed
- ▲ The Current Owners Have Invested Years of Preparation into the Gardens & Now Enjoy Lower Levels Maintenance
- ▲ Early Viewing Advised

£370,000

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62a Gypsy Lane is a beautiful, spacious, and well-presented three bedroom dormer bungalow occupying an elevated position on this sought road in Nunthorpe. The property boasts a large plot with a landscaped front garden with steps leading to a patio area with an Oval Savannah Breeze House, there is a single garage on the lower level and to the rear there is a large, tiered working, self-sufficient garden with an array of vegetable patches, fruit trees and plants, greenhouse, and rockery. There is also a Blacksmith workshop and shed. The views from the garden are fabulous with views towards Roseberry Topping and the Cleveland Hills. Internally the accommodation briefly comprises an entrance porch, spacious entrance hall, 26ft lounge diner, stunning fitted kitchen, ground floor bedroom, a modern bathroom and rear sitting area that could have multiple uses with large built-in storage and staircase to the first floor. On the first floor there is a spacious landing, ideal for a reading area, hobby area or office, two further double bedrooms, both with spacious storage cupboards and wardrobes and 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 PORCH - 2.44m x 1.63m (8' x 5'4")

ENTRANCE HALL

LOUNGE DINER - 8m (26'3") x 4.2m (13'9") reducing to 2.97m (9'9")

With large bay window to the front elevation and feature fire surround with open fire and cast iron insert.

KITCHEN - 3.56m x 3.53m (11'8" x 11'7")

With a beautiful range of shaker design fitted wall and floor units, granite work surfaces, range style cooker with extractor over, integrated dishwasher and washing machine, fridge and freezer, tiled floor, and rear external door.

GROUND FLOOR BEDROOM - 3.58m x 3.58m (11'9" x 11'9")

With double doors to the front patio.

BATHROOM - 2.6m x 2.03m (8'6" x 6'8")

Modern suite comprising central bath, vanity wash hand basin, low level WC, tiled floor, and part tiled walls.

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REAR RECEPTION AREA - 3.58m x 2.95m (11'9" x 9'8")

This room could have many uses and is currently used for gym equipment with large built-in storage and staircase to the first floor.

FIRST FLOOR

LANDING

A spacious landing that could be used as a hobby area/office/reading area.

BEDROOM ONE - 3.56m x 4.17m (11'8" x 13'8")

With deep built-in wardrobes and bay with window seat.

BEDROOM TWO - 3.2m x 2.64m (10'6" x 8'8")

With bay and deep built-in wardrobes.

FAMILY BATHROOM - 2.82m (9'3") x 2.06m (6'9") plus bay with window seat

Comprising shower cubicle, vanity wash hand basin, and low level WC.

EXTERNALLY

SINGLE DETACHED GARAGE

To the front elevation with up and over door.

GARDENS

Occupying a fabulous plot with a landscaped front garden with a gravelled patio area housing an oval savannah breeze house. To the rear there is a large private and mature tiered garden featuring an array of fruit trees and plants, large patio, an array of vegetable patches, large rockery, greenhouse, timber sheds and a Blacksmith workshop. The top of this garden offers some of the best views in Teesside and must be seen to be believed.

AGENTS REF: - DP/LS/NUN240282/19032024

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

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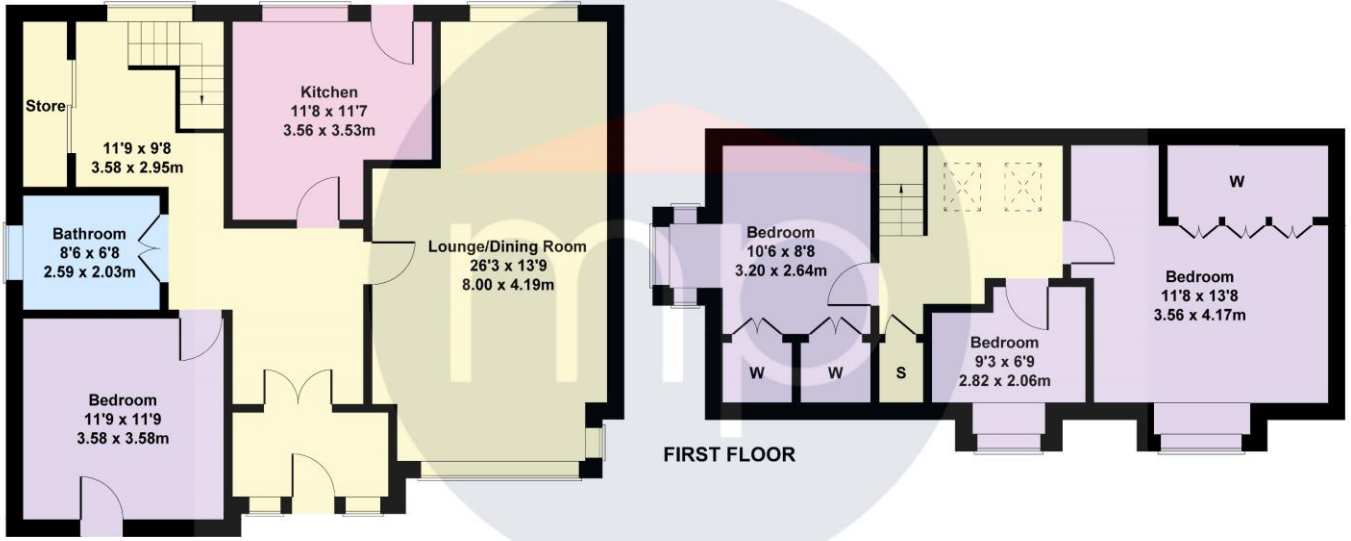


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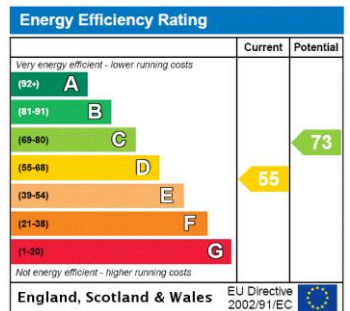
Gypsy lane

Approximate Gross Internal Area
1493 sq ft - 139 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.



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