

BROOKSBANK ROAD, ORMESBY, MIDDLESBROUGH, TS7 9EQ



- ▲ Welcome To 17 Brooksbank, An Exquisitely Designed Detached Home Tailored for Families Looking to Upsize Within the Serene Environs of Ormesby, TS7
- ▲ Situated In a Quiet Residential Cul-De-Sac, This Property Artfully Integrates Modern Conveniences with Elegant Touches, Offering an Inviting Sanctuary for Discerning Homeowners
- ▲ Upon Entry, A Spacious Hallway Greet You, Setting the Tone for The Generous Family Living Quarters That Lie Beyond
- ▲ The Pièce De Résistance Is the Expansive 23-Foot Lounge, A Warm & Inviting Space Perfect for Relaxed Family Gatherings, Complete with French Doors That Lead Seamlessly to The Outdoors
- ▲ Venture Outside to The Charming Rear Patio, Ideal for Alfresco Dining Amidst Tastefully Landscaped Gardens Where Relaxation Meets Nature
- ▲ At The Heart of This Home Is a Modern Kitchen, Thoughtfully Designed with A Central Island for Ample Workspace, Fostering Culinary Creativity & Sociability
- ▲ A Cleverly Converted Garage Now Serves as A Versatile Family/Dining Room, Presenting the Perfect Venue for Dinner Parties or A Play Area, Enhancing the Home's Adaptability
- ▲ Upstairs, Explore Four Generously Sized Bedrooms, Each Providing a Tranquil Retreat, Complemented by A Well-Appointed Family Bathroom & An Additional Separate WC
- ▲ Externally, A Meticulously Designed Garden & Drive Enhance the Property's Allure, Offering Low Maintenance Yet Picturesque Spaces for Outdoor Activities
- ▲ The Location Is Ideal for Families, With Highly Regarded Schools Such as Ormesby Primary & Nunthorpe Academy Nearby, Simplifying the Education Journey
- ▲ Enjoy Abundant Leisure Options with Stewart Park & Ormesby Hall Nearby
- ▲ Experience Peaceful Living with Excellent Connectivity to Middlesbrough. Arrange A Viewing Today to Discover How 17 Brooksbank Perfectly Blends Space, Style & Location. Contact Our Office for Further Information & Take A Step Closer to Your Dream Home

£240,000

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Welcome to 17 Brooksbank, Ormesby, a charming, detached family residence nestled in a sought-after cul-de-sac, perfect for up sizers searching for their dream home. This delightful four-bedroom property offers an abundance of space, combined with a host of standout features tailored to enhance your lifestyle.

As you step inside, you're greeted by a welcoming entrance that seamlessly flows into a magnificent 23-foot long lounge. This spacious living area is ideal for relaxing or entertaining and is bathed in natural light, thanks to the French doors that open onto a beautiful rear patio. This sets the stage for delightful summer evenings spent dining al fresco or hosting garden parties.

The heart of the home is undoubtedly the smart, modern kitchen. Featuring an elegant island, the kitchen serves as the perfect space for budding chefs to hone their culinary craft or enjoy a casual breakfast with family. Adjacent to the kitchen, an ingeniously converted garage provides an expansive family and dining room, creating a versatile area that can also serve as a playroom, office, or formal dining space.

The property comprises four generous bedrooms, offering ample sleeping accommodation for families of all sizes. A well-appointed bathroom serves these rooms alongside an additional separate WC, ensuring functionality and convenience.

Outside, the attractive gardens promise tranquillity and offer plenty of space for children to play or for green-fingered enthusiasts to indulge their passion. The drive ensures off-street parking for multiple vehicles, a real benefit in a residential area.

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

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

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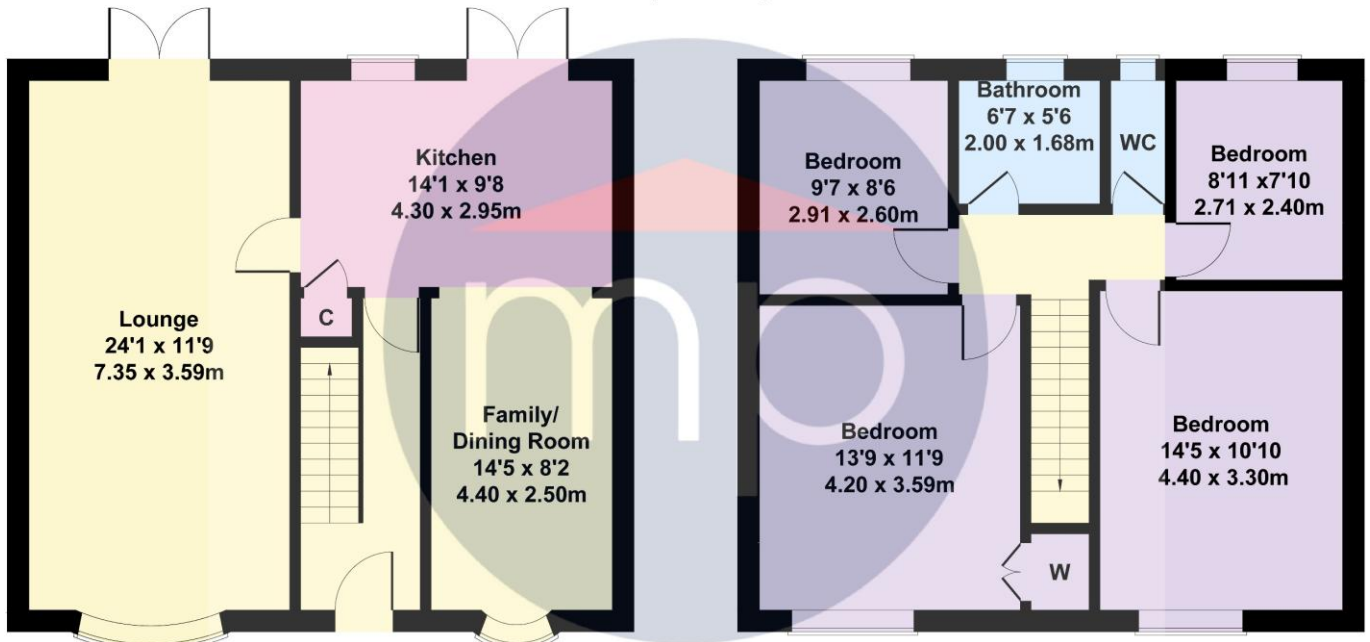


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Brooksbank

Approximate Gross Internal Area
1270 sq ft - 118 sq m

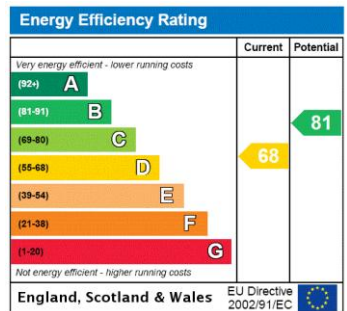


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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TO VIEW: Contact our Nunthorpe Office on Tel: 01642 955625
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