

KNOWLE CLOSE, NUNTHORPE, MIDDLESBROUGH, TS7 0DF



- ▲ A Beautifully Presented Four Bedroom Detached House
- ▲ Built to the 'Holden Design' by David Wilson Homes on the Prestigious Grey Towers Village Development
- ▲ Occupying a Lovely Plot with Open Views to the Front Elevation Which Will Not Be Built on in the Future (Subject to Any Planning Changes)
- ▲ Quiet Cul-De-Sac Location
- ▲ Block Paved Driveway Providing Ample Off Road Parking & Leading to a Detached Double Garage
- ▲ Stunning Japanese Garden, Planted with Fully Established Borders, Spacious Patio, Pergola & An Array of Fruit Trees
- ▲ A Spacious Family Home with Open Plan Kitchen Diner to the Rear with French Doors to the Garden
- ▲ Spacious Separate Lounge & Study
- ▲ Ample Storage
- ▲ Three Bedrooms with Built-In Wardrobes
- ▲ Generous Family Bathroom with Shower & Separate Bath
- ▲ Master Bedroom with Modern En-Suite Shower Room
- ▲ Ground Floor WC
- ▲ The Property is Flooded with Natural Light & All Rooms Are Full Exterior Including Bathrooms & Ground Floor WC
- ▲ From the Current Date (2025) There Are 6 Remaining Years on the NHBC Warranty

£440,000

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A fabulous four bedroom detached property built to the 'Holden Design' by David Wilson Homes on the prestigious Grey Towers Village Development. Occupying a lovely plot in a quiet cul-de-sac setting with open views to the front elevations, ample off road parking leading to a double garage and a beautiful Japanese themed rear garden. Internally features include an open plan kitchen diner with separate utility, spacious living room, separate study, four generous size bedrooms, three with built-in wardrobes and master with a modern en-suite shower room and there is a separate modern 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

SPACIOUS ENTRANCE HALL

With staircase to the first floor.

STUDY - 2.87m x 2.36m (9'5" x 7'9")

LOUNGE - 5.8m x 3.7m (19' x 12'2")

With bay to the front elevation.

GROUND FLOOR WC

With low level WC, wash hand basin, mirrored wall and access to the under stairs cupboard.

KITCHEN/FAMILY/DINING ROOM - 6.15m x 4.67m (20'2" x 15'4")

With a modern range of fitted wall and floor units with high and low storage units, complementing work surfaces, integrated double oven, electric hob with extractor over, integrated fridge/freezer, integrated dishwasher and French doors open to the rear garden patio area with pergola.

SEPARATE UTILITY - 2.54m x 1.6m (8'4" x 5'3")

With a range of modern units with high and low units, plumbing for washing machine and dryer, inset sink and rear external door to the garden.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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FIRST FLOOR

SPACIOUS LANDING

With airing cupboard.

BEDROOM ONE - 4.55m x 3.7m (14'11" x 12'2")

With built-in wardrobes.

EN-SUITE SHOWER ROOM - 2.18m x 1.4m (7'2" x 4'7")

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

BEDROOM TWO - 4.37m x 3.7m (14'4" x 12'2")

With built-in wardrobes.

BEDROOM THREE - 4.06m x 2.87m (13'4" x 9'5")

BEDROOM FOUR - 3.12m x 3.05m (10'3" x 10')

With built-in wardrobes.

FAMILY BATHROOM - 2.7m x 2.26m (8'10" x 7'5")

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

EXTERNALLY

Externally the property occupies a fabulous plot within a quiet cul-de-sac and features a block paved driveway offering ample off road parking leading to a double detached garage with tow up and over doors, electric and lighting supply.

The property offers lovely open views to the front elevation over grassland and towards the forest. We have been advised this will not be built on in the future. This will be subject to any additional planning changes.

To the rear there is a Japanese themed well stocked garden with mature borders, spacious patio with pergola and a small area to the rear of the garage with fruit trees.

AGENTS REF: - DP/LS/NUN250391/18072025

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

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Tel: **01642 955625**



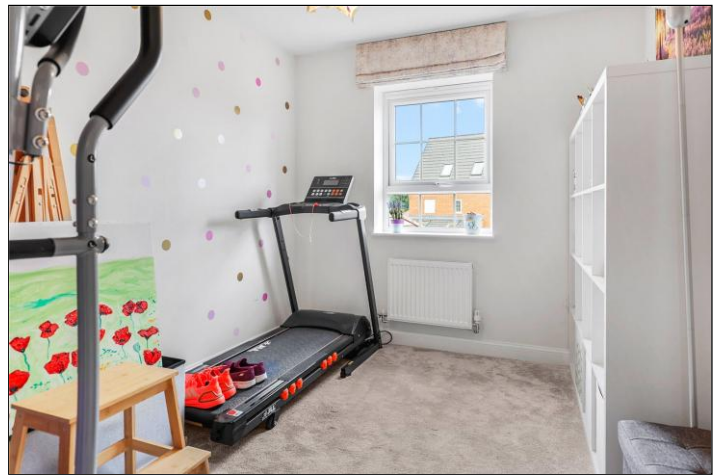
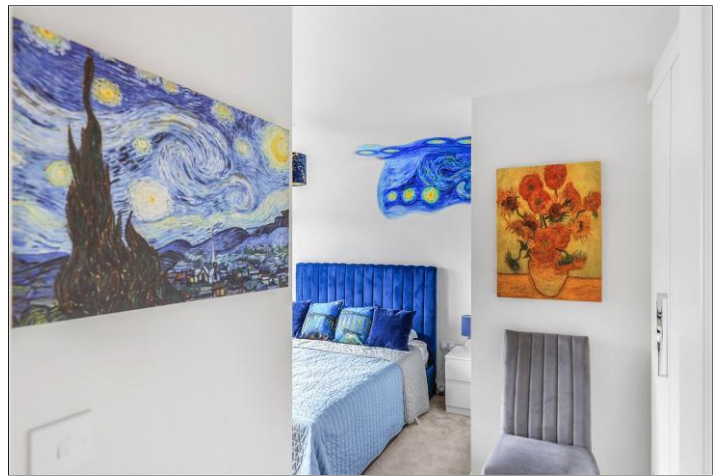
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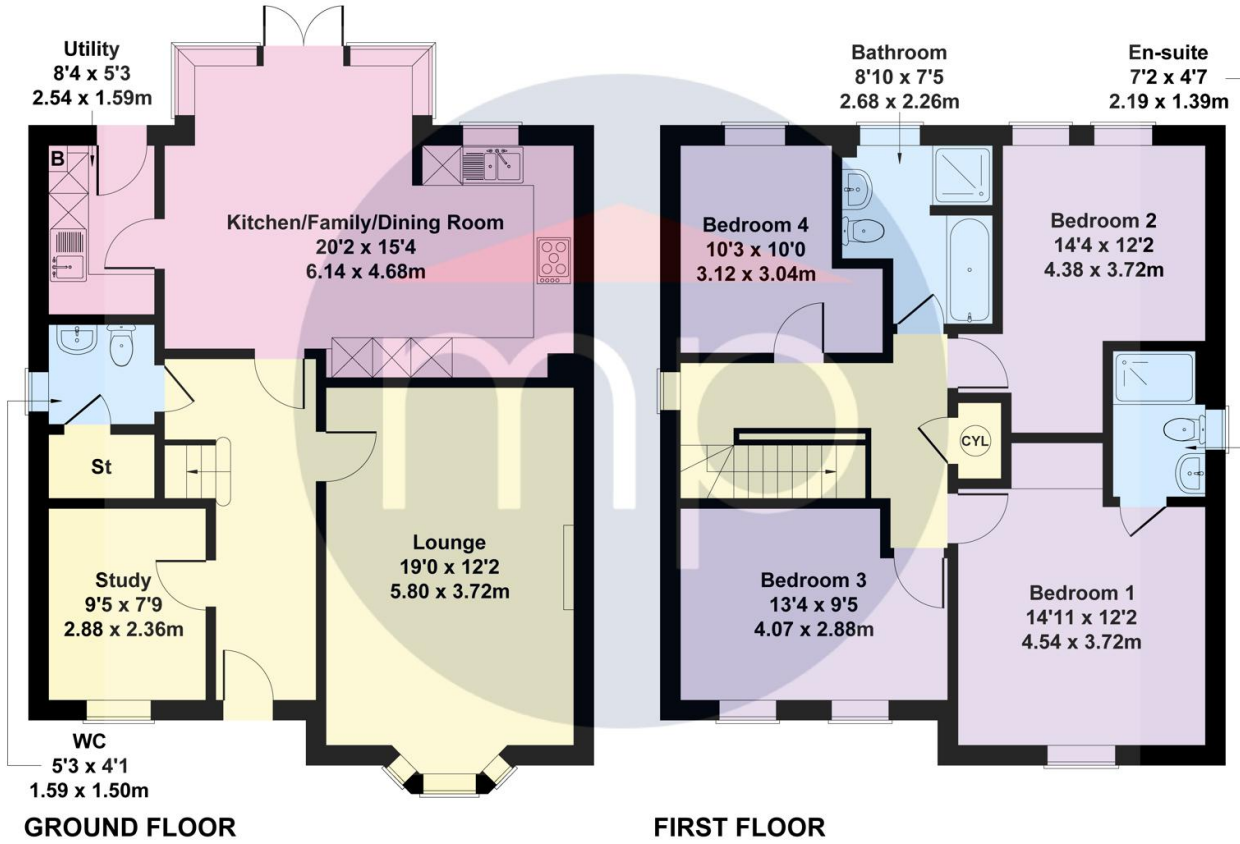


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Knowles Close

Approximate Gross Internal Area
1518 sq ft - 141 sq m



Not to Scale. Produced by The Plan Portal 2025
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