

COTCLIFFE WAY, NUNTHORPE, MIDDLESBROUGH, TS7 0RS



- ▲ A Beautifully Presented Five Bedroom Detached Residence
- ▲ Located in the Grey Towers Village Development Built by David Wilson Homes
- ▲ Spacious Well Planned Family Accommodation Throughout
- ▲ Full of Extras
- ▲ Three Reception Rooms
- ▲ 23ft Open Plan Kitchen/Family/Breakfast Room
- ▲ Separate Utility & Ground Floor WC
- ▲ Grand Entrance Hall with Central Staircase
- ▲ Large Landing with Reading Area
- ▲ Five Spacious Bedrooms
- ▲ Two En-Suites & Family Bathroom
- ▲ Double With Driveway to Double Detached Garage
- ▲ Spacious Landscaped Rear Garden

£550,000

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A beautifully presented five bedroom detached residence located within the Grey Towers Village development built by David Wilson Home, presented to a high standard throughout and packed with extras.

Features include a large entrance hall with central staircase, 23ft open plan kitchen/family/breakfast room with separate utility, three reception rooms, ground floor WC, large landing with reading area, five generous size bedrooms, two with en-suite and family bathroom.

Externally there is a generous size landscaped rear garden and a double width driveway to the front leads to a double detached garage. Early viewing is advised.

GROUND FLOOR

ENTRANCE HALL

A large airy entrance hall with central staircase and two storage cupboards.

DINING ROOM - 3.89m x 2.87m (12'9" x 9'5")

STUDY - 3.78m x 3m (12'5" x 9'10")

GROUND FLOOR WC - 1.57m x 0.94m (5'2" x 3'1")

With low level WC, wash hand basin and part tiled walls.

LOUNGE - 5.94m x 4.67m (19'6" x 15'4")

With French doors to the landscaped rear garden.

KITCHEN/FAMILY/BREAKFAST ROOM - 7.09m x 4.45m (23'3" x 14'7")

With a beautiful range of fitted high gloss wall and floor units, granite work surfaces, Karndean flooring, integrated double oven, dishwasher and double fridge, electric hob with extractor over, spotlighting and French doors to the rear garden.

UTILITY ROOM - 2.6m x 1.7m (8'6" x 5'7")

With plumbing for washing machine, concealed wall mounted central heating boiler, floor units with granite work surfaces, Karndean flooring and side external door.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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FIRST FLOOR

LANDING

Large landing with airing cupboard and reading area.

BEDROOM ONE - 4.78m x 3.48m (15'8" x 11'5")

With built-in wardrobes.

EN-SUITE BATHROOM - 2.51m x 2.44m (8'3" x 8')

Modern suite comprising bath, shower cubicle, 'His & Hers' wash hand basins, low level WC, fully tiled walls and floor and heated towel rail.

BEDROOM TWO - 4.17m x 3.18m (13'8" x 10'5")

With built-in wardrobes.

EN-SUITE SHOWER ROOM - 1.45m x 2.26m (4'9" x 7'5")

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

BEDROOM THREE - 4.27m x 3.48m (14' x 11'5")

BEDROOM FOUR - 4.34m x 2.77m (14'3" x 9'1")

BEDROOM FIVE - 2.64m x 3.48m (8'8" x 11'5")

FAMILY BATHROOM

Modern suite comprising bath, shower cubicle, wash hand basin, low level WC and tiled walls.

EXTERNALLY

PARKING & DOUBLE GARAGE

Externally there is a double width block paved driveway leading to a double detached garage.

GARDEN

To the rear there is a beautifully presented and landscaped spacious garden with lawn, an array of borders, vegetable patches and decked veranda.

AGENTS REF: - DP/LS/NUN250514/11122025

Council Tax Band: G **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**



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