

## CLOVER FIELD ROAD, STANTON, MIDDLESBROUGH, TS8 9FP



- ▲ A Beautifully Presented Four Bedroom Detached Residence Offered For Sale with NO CHAIN
- ▲ Located Within This Popular Area of Stanton
- ▲ Show Home Standard
- ▲ Double Width Driveway to Double Detached Garage
- ▲ Enclosed Part Walled Landscaped Rear Garden
- ▲ 26ft Plus Open Plan Kitchen Diner with a Modern Range of Units & Integrated Appliances
- ▲ Living Room with Feature Media Wall & Separate Study
- ▲ Ground Floor WC/Utility
- ▲ Four Double Bedrooms, Master with Modern En-Suite Shower Room
- ▲ Easy Access to the A174 & A19

**Offers Over £360,000**

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**\*\* NO CHAIN \*\***

Presented to a show home standard! A spacious four bedroom detached residence located within this popular area of Stainton and occupying a fabulous corner plot. Features include a double width driveway to a double detached garage, enclosed landscaped part walled rear garden, 26ft open plan kitchen diner with a modern range of units and integrated appliances, living room, separate study and four double bedrooms, master with en-suite shower room. 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 HALL**

Staircase to the first floor with glass insert and tiled floor.

**LIVING ROOM - 4.75m x 3.89m (15'7" x 12'9")**

With bay window to the front elevation, feature media wall and double glazed door open to the kitchen diner.

**KITCHEN DINER - 8.1m x 3.25m (26'7" x 10'8")**

With a stunning range of fitted wall and floor units, complementing granite work surfaces, integrated fridge freezer, double oven, gas hob, washing machine and dishwasher. Spotlighting and French doors open to the rear garden.

**UTILITY/WC**

With a range of fitted units, plumbing for washing machine and dryer, part panelled walls, spotlighting, low level WC and wash hand basin.

**STUDY - 2.64m x 2.1m (8'8" x 6'11")**

**FIRST FLOOR**

**BEDROOM ONE - 3.89m x 3.76m (12'9" x 12'4")**

**EN-SUITE SHOWER ROOM**

Modern suite comprising shower cubicle, low level WC, porcelain wash hand basin, LED mirror, part tiled walls and spotlighting.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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**BEDROOM TWO - 4.22m x 3.07m (13'10" x 10'1")**

**BEDROOM THREE - 3.43m x 3.1m (11'3" x 10'2")**

**BEDROOM FOUR - 3.89m x 2.74m (12'9" x 9')**

**BATHROOM - 2.06m x 1.9m (6'9" x 6'3")**

Modern white suite comprising bath, low level WC, wash hand basin, part tiled walls, chrome heated towel rail and spotlighting.

## **EXTERNALLY**

### **GARDENS, PARKING & DOUBLE GARAGE**

Externally to the front elevation there is a landscaped area with lawn and steps to the entrance door. A double width driveway offers parking for approximately four cars to the side elevation and leads to a double detached garage. To the rear there is an enclosed landscaped part walled garden with large block paved patio area, lawn and sleeper borders.

**AGENTS REF:** - DP/LS/NUN260248/27032026

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

**TO VIEW:** Contact our Nunthorpe office on

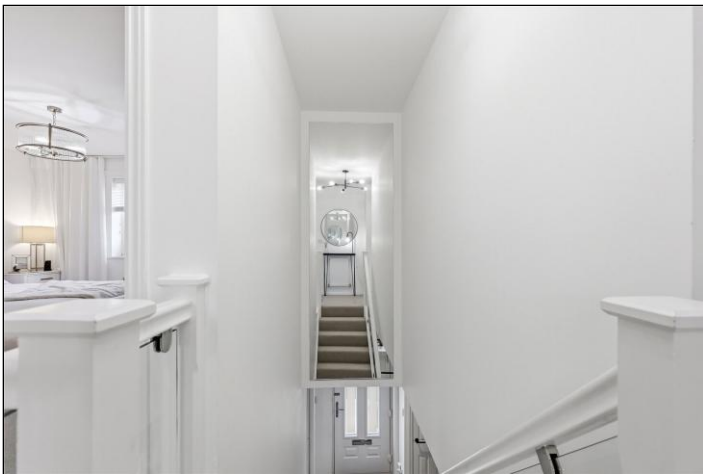
Tel: **01642 955625**



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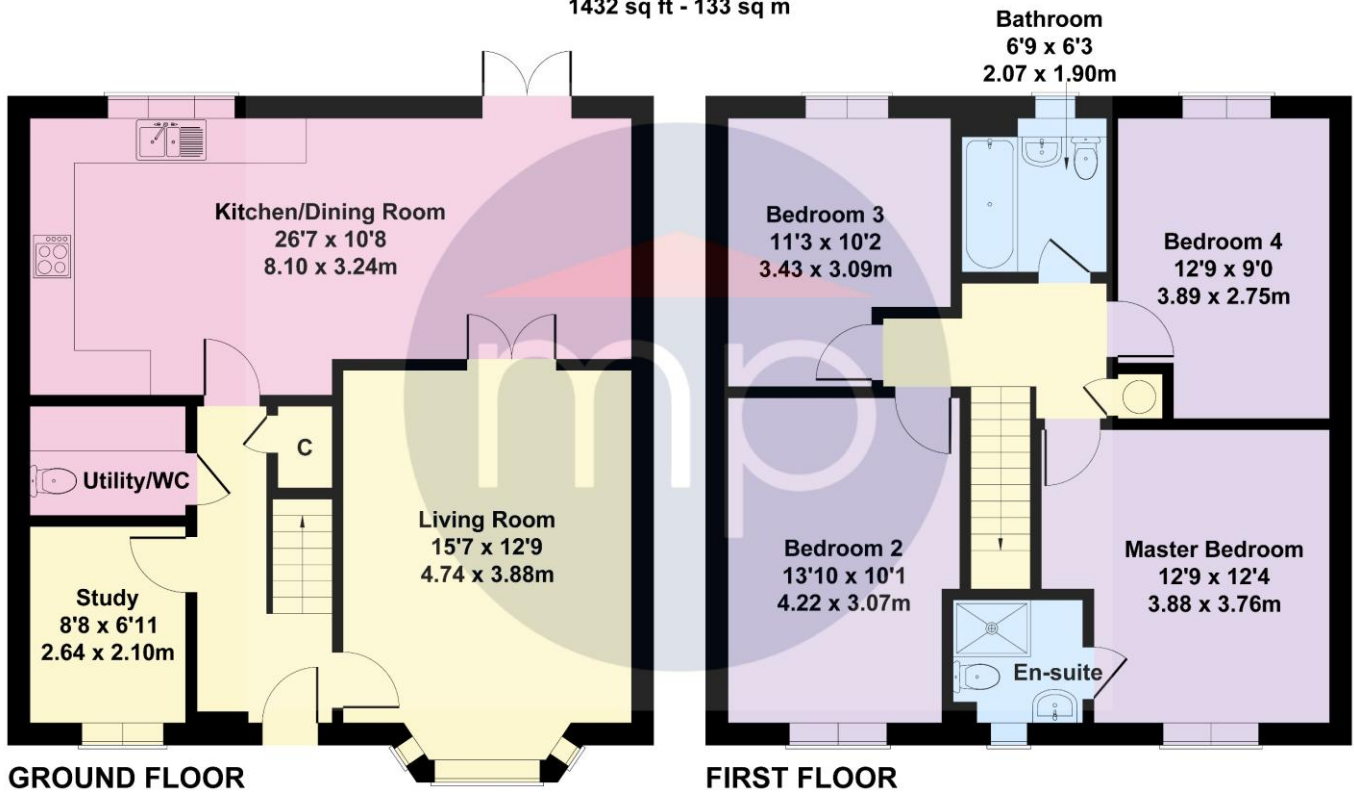


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## Clover Field

Approximate Gross Internal Area  
1432 sq ft - 133 sq m



Not to Scale. Produced by The Plan Portal 2026  
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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