

## THE PASTURES, COULBY NEWHAM, MIDDLESBROUGH, TS8 0UL



- ▲ A Four Bedroom Detached Home Occupying a Large Corner Plot
- ▲ Popular Cul-De-Sac in Coulby Newham
- ▲ 24ft Open Plan Kitchen Diner
- ▲ Separate Living Room & Conservatory
- ▲ Ground Floor WC
- ▲ Master Bedroom with En-Suite Shower Room
- ▲ Ample Off Road Parking on An Extensive Block Paved Driveway & Single Garage
- ▲ Generous Enclosed Well Maintained Rear Garden
- ▲ Early Viewing Advised

**Offers Over £260,000**

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A spacious four bedroom detached home located within a quiet cul-de-sac and occupying a lovely large corner plot. Features include a 24ft open plan kitchen diner, separate living room, conservatory, four generous size bedrooms, master with en-suite shower room, extensive block paved driveway and spacious rear garden. 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**

### **LOUNGE - 5.28m x 3.84m (17'4" x 12'7")**

With bay window to the front elevation and laminate flooring.

### **OPEN PLAN KITCHEN DINER - 7.34m (max) x 3.58m (24'1" (max) x 11'9")**

With a smart range of fitted wall and floor units, complementing work surfaces, breakfast bar, electric oven, hob with extractor over, Karndean flooring, storage cupboard with access to the garage and patio door to the conservatory.

**UTILITY AREA** - With plumbing for washing machine and side access door.

**CLOAKROOM/WC** - With low level WC and wash hand basin.

### **CONSERVATORY - 3.5m x 2.7m (11'6" x 8'10")**

With lovely views over the rear garden and French doors to the side elevation.

## **FIRST FLOOR**

### **BEDROOM ONE - 3.86m x 2.97m (12'8" x 9'9")**

With built-in wardrobe.

**EN-SUITE SHOWER ROOM** - Modern white suite comprising shower cubicle, vanity wash hand basin, low level WC and tiled walls.

### **BEDROOM TWO - 3.56m x 2.44m (11'8" x 8')**

With built-in wardrobe.

### **BEDROOM THREE - 3.58m x 2.74m (11'9" x 9')**

**TO VIEW:** Tel: **01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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# THE PASTURES, TS8 0UL

## **BEDROOM FOUR - 3m x 2.41m (9'10" x 7'11")**

**BATHROOM** - Comprising bath with shower over and screen, wash hand basin, low level WC, period style heated towel rail and storage cupboard.

## **EXTERNALLY**

**GARDENS, PARKING & GARAGE** - Externally the property occupies a fabulous corner plot within a quiet cul-de-sac and features an extensive block paved driveway with shed/summerhouse leading to a single garage, an open plan garden and to the rear there is a generous and well-maintained garden mainly laid to lawn with gravelled area and side storage shed.

**AGENTS REF:** - DP/LS/NUN260269/12052026

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

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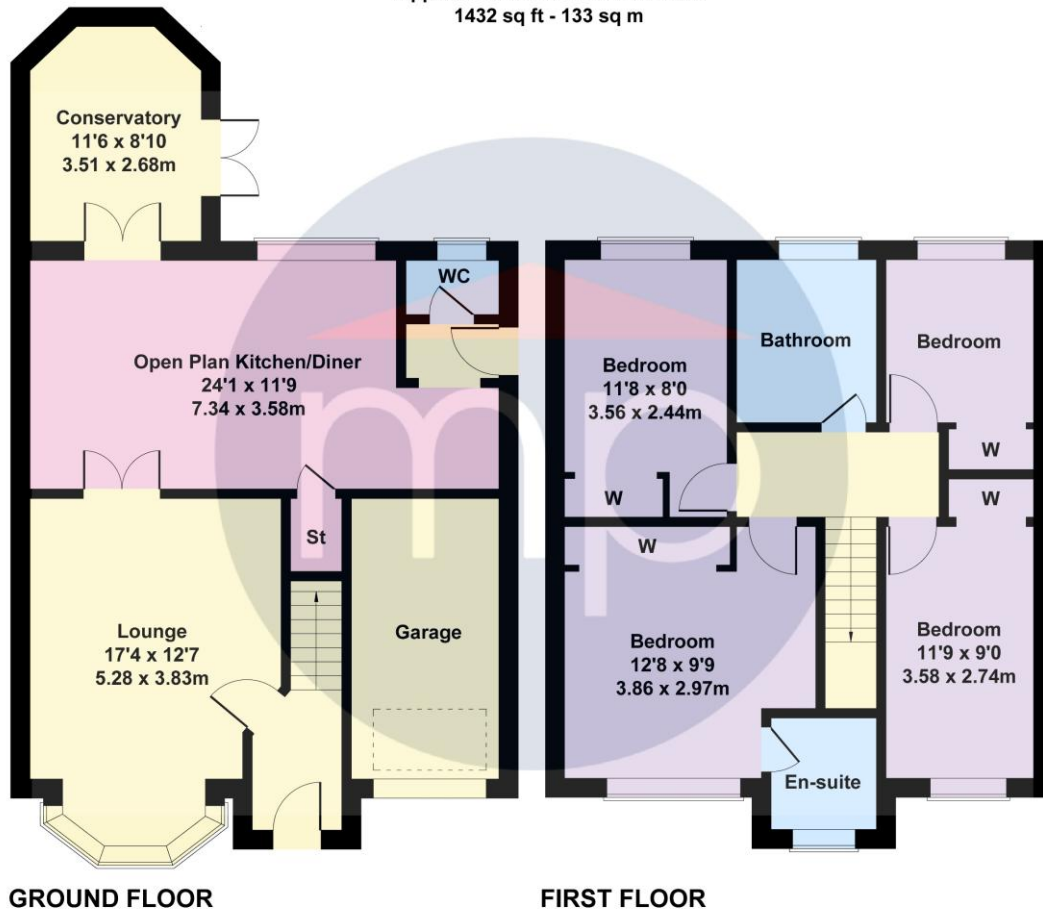


THE PASTURES, TS8 OUL



### The Pastures

Approximate Gross Internal Area  
1432 sq ft - 133 sq m



Not to Scale. Produced by The Plan Portal 2026  
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