



PH ESTATE AGENTS



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ENTRANCE PORCH

Enter the home through the sleek black double-glazed composite door and into the warm embrace of this beautiful family home. The welcoming porch, bathed in natural light pouring in through the side elevation's double-glazed window, immediately sets the tone for a bright and airy living space. Rich wood flooring underfoot adds a touch of classic elegance, inviting you to explore the treasures that lie within.

RECEPTION/ DINING ROOM

Step into the reception/dining room via the spacious porch, where you are welcomed into an impressive open-plan, L-shaped living space. To the front of the room is a generously sized reception area, comfortably accommodating a three-piece suite along with additional storage units, and featuring a recently fitted log burner that creates a warm and inviting focal point. This space seamlessly opens into the dining area, which easily allows room for a large dining table and chairs as well as an additional sofa, making it ideal for both everyday living and entertaining. The room is enhanced by modern flooring and ceiling spotlights throughout, while a UPVC double-glazed window to the front and French doors to the rear flood the space with natural light and provide lovely views and direct access to the large rear garden.

KITCHEN

Discover a kitchen designed with both style and functionality in mind. Sleek, modern base, wall, and drawer units provide ample storage, keeping your culinary space organised and clutter-free. Integrated appliances, including a dishwasher, double oven, microwave, hob, extractor fan, and fridge freezer, make meal preparation and cleanup a breeze.

Natural light pours in through double-glazed windows and an additional side window, creating a bright and welcoming atmosphere. This window also allows sunlight to flow through to the adjacent reception room, enhancing the sense of openness. For added convenience, an external door with stable door opens to the side of the property, granting easy access to both the front and rear.

Ceiling spotlights illuminate the space, and a modern panel radiator ensures cosy warmth on chilly days. The tiled floor adds a touch of sophistication while being easy to maintain. This kitchen is the perfect blend of contemporary design and practicality, ideal for cooking enthusiasts and families alike.

LANDING

Ascend the stairs to the carpeted landing, providing access to the bedrooms, bathroom, and a handy storage cupboard. Above lies the loft space, which is where the boiler is situated.

BEDROOM ONE

The master bedroom is situated at the rear and boasts warm wood flooring and a spacious dressing area. The dressing area is complete with modern wardrobes and sleek ceiling spotlights and this leads seamlessly into the expansive bedroom area, where large double-glazed windows frame serene views of the peaceful garden and the current owner has cleverly utilised the additional space and added a charming seating area.

STORAGE ROOM

The adjoining "storage" room presents endless possibilities. This generously sized space could easily be opened up from the landing to create a fourth bedroom or a luxurious ensuite. It mirrors the master bedroom's stylish wood flooring and modern wardrobes, ensuring a consistent flow. A central heating radiator, double-glazed rear window, and ceiling spotlights enhance the room's comfort and brightness.

BEDROOM TWO

This generously sized room boasts stylish wood flooring and ample space for your storage furniture, keeping the area clutter-free and peaceful. A large radiator ensures warmth on chilly mornings and large double glazed windows to the front aspect allows natural light to pour in.

BEDROOM THREE

Located at the front of the home, Bedroom Three is a delightful retreat. A double-glazed window invites sunlight in, and a central heating radiator placed beneath provides warmth. The room features wood flooring and neutral painted walls, offering a clean canvas for your personal style.

FAMILY BATHROOM

The family bathroom has been beautifully renovated and thoughtfully extended, transforming what was once a compact space into a generously proportioned and luxurious room. It now boasts a stylish four-piece suite, featuring a striking freestanding bath, a spacious walk-in shower complete with a thermostatic shower and sleek glass screen, and a contemporary hand basin set within practical drawer storage. The room exudes elegance, enhanced by modern wall and floor tiling, a frosted window that allows natural light while maintaining privacy, and a chrome heated towel rail. Finishing touches such as ceiling spotlights further elevate the space, creating a bright, sophisticated, and highly functional bathroom.

EXTERNAL

Discover your dream home, complete with an integrated garage and spacious driveway providing ample off-street parking. The true showstopper is the expansive private rear garden, your very own secluded paradise.

Step through the elegant French doors and onto the beautifully appointed decking area. Imagine yourself unwinding after a long day, sipping a refreshing cocktail, or hosting an alfresco dinner party for friends amidst the tranquil surroundings.

A charming pergola invites you to indulge in the soothing

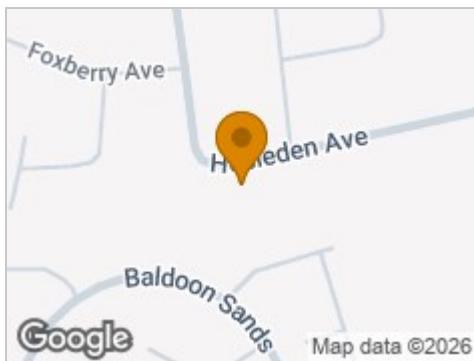
warmth of a hot tub, perfectly positioned to take in the serene ambiance. Beyond, the lush green lawn stretches out, meticulously maintained for your enjoyment. And the pièce de résistance? Your very own purpose-built bar at the rear of the garden, included in the sale!

The bar features French doors spilling out to the garden, and currently configured with chic indoor seating at the bar and casual sofa seating. The possibilities extend far beyond entertaining – envision this versatile space transformed into a peaceful home office or pampering beauty room. The potential is endless!

Don't miss out on this rare opportunity. Call us and arrange your viewing today!



Road Map



Hybrid Map



Terrain Map



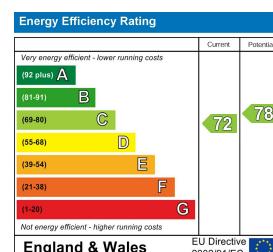
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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