



## 73 Maplewood Drive

, Middlesbrough, TS6 0GA

Offers In The Region Of £210,000



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## ENTRANCE HALLWAY

6'6" x 13'4" (1.98m x 4.06m)

Step through the sleek black composite double-glazed front door into the spacious entrance hallway, perfectly designed to make a great first impression. With its clever under-stairs storage cupboard and warm central heating radiator, this hallway sets the tone for the practical yet stylish living space beyond.

## KITCHEN

8'4" x 9'9" (2.54m x 2.97m)

The modern kitchen boasts ample storage in the glossy white units and a range of integrated appliances for effortless entertaining. Flooded with natural light pouring in through the front window, the tiled flooring adds a practical touch to this bright and airy room.

## RECEPTION ROOM

15'3" x 11'3" - 8'10" x 11'3" (4.65m x 3.43m - 2.69m x 3.43m)

The stunning reception room is the pièce de résistance of the ground floor. This beautifully extended space seamlessly blends living and dining areas, perfect for relaxing and entertaining in style. The uPVC French doors open up to the sunny rear garden, bathing the room in natural light and creating a seamless indoor-outdoor flow. With its neutral décor, wooden flooring, and warm radiators, this room is the epitome of modern comfort.

## WC

5'11" x 3'4" (1.80m x 1.02m)

Conveniently located on the ground floor, the downstairs WC is a thoughtful addition for guests and family alike, complete with a basin and handy warm radiator.

## LANDING

8'3" x 6'3" (2.51m x 1.91m)

Ascend the carpeted stairs to the first floor, where three generously proportioned bedrooms and a family bathroom await.

## BEDROOM ONE

8'11" x 16'11" (2.72m x 5.16m)

Retreat to the serene master bedroom, a haven of modern comfort. Modern grey carpet underfoot and double-glazed windows framing views of the front green and rear garden create a sense of tranquility. The master bedroom has the benefit of its own ensuite.

## ENSUITE

3'10" x 7'9" (1.17m x 2.36m)

The sleek en-suite boasts a three-piece suite, toilet, basin and shower cubicle with black tile splash back. There is a chrome ladder towel warmer for the ultimate in luxury and natural light pours in through a frosted rear window.

## BEDROOM TWO

12'1" x 10'5" (3.68m x 3.18m)

Bedroom two is a chic sanctuary, beautifully

presented with wood flooring and a striking black and white feature wall. Flooded with natural light from the front window, this double room is the perfect blend of style and serenity.

### BEDROOM THREE

11'4" x 7'8" (3.45m x 2.34m)

Bedroom three, with its rear garden views and warm carpet, offers a peaceful retreat. With uPVC double glazed windows overlooking the rear garden and a central heating radiator for warmth. This bedroom is also a double and can comfortably fit a double bed and storage units.

### FAMILY BATHROOM

6'10" x 6'3" (2.08m x 1.91m)

The family bathroom is meticulously designed with both style and practicality in mind. There is a sleek WC and contemporary white vanity basin that exudes a sense of sophistication, while the expansive bath invites relaxation. An overhead shower and gleaming glass partition create a spa-like ambiance, perfect for

unwinding after a long day.

Every detail has been thoughtfully considered, from the high-quality tiles adorning the floors to the matching splash back behind the bath and basin. This elegant space is not only visually stunning but also incredibly easy to maintain. Step into this impressive bathroom and envision the serenity it will bring to your daily routine.

### EXTERNAL

Step outside to discover the home's outdoor gem. A double driveway and compact garage (perfect for storage) give way to a lush front and side lawn and gated access either side of the property to the enclosed rear garden. This sunny south-facing oasis features a patio, ideal for al fresco dining, and benefits from convenient electric points and a large established laid to lawn garden with planted borders.

A home that perfectly balances indoor comfort and outdoor space. Your dream home awaits – book your viewing today!



## Road Map



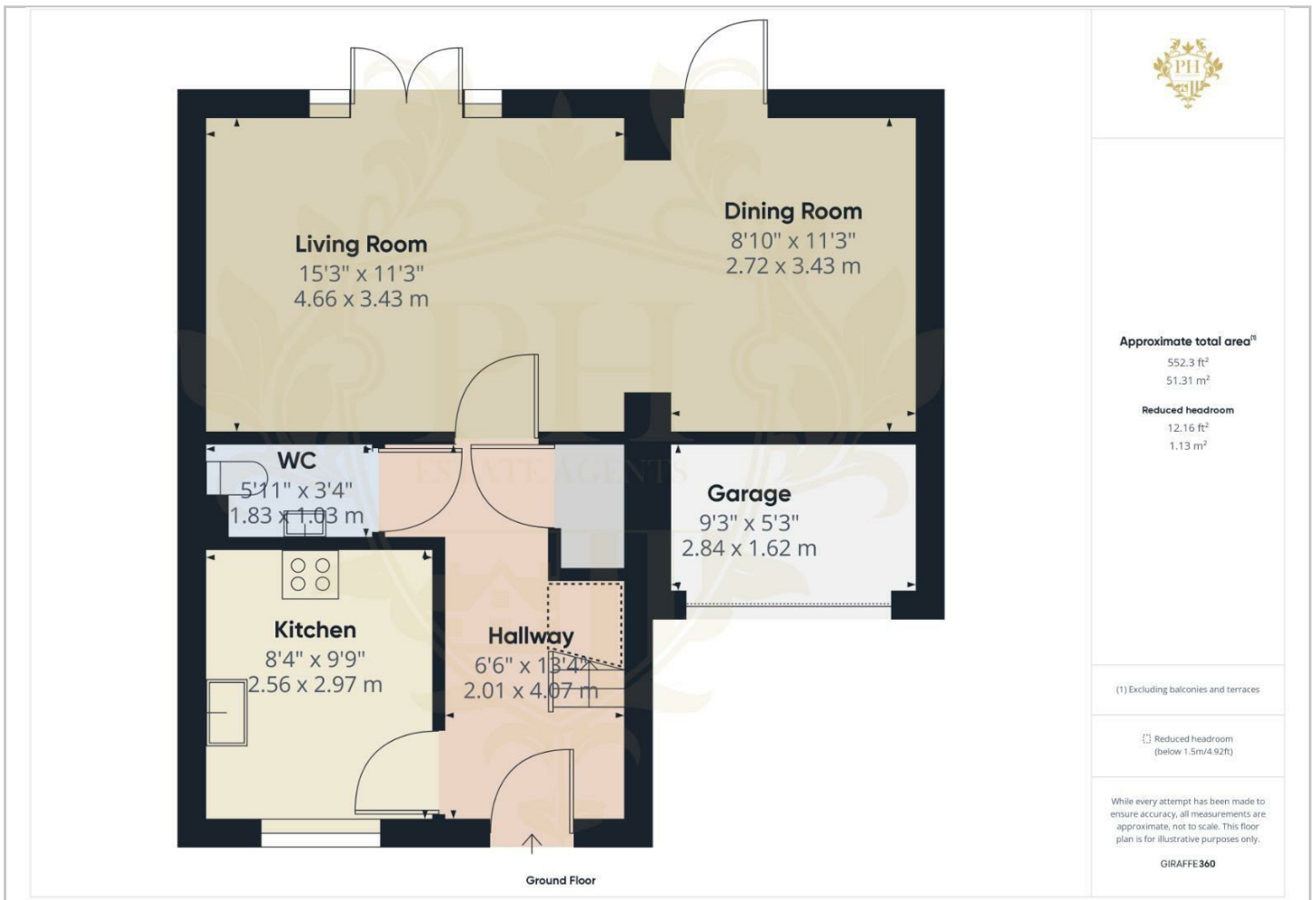
## Hybrid Map



## Terrain Map



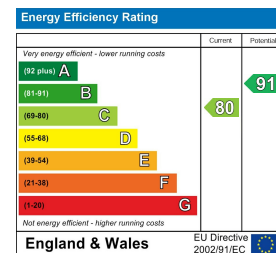
## Floor Plan



## 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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