



**Cotcliffe Way, Nunthorpe Middlesbrough TS7 0RS**

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## **Cotcliffe Way, Nunthorpe Middlesbrough**

Spacious 5 bedroom detached home set over three floors in the sought after TS7 area.

### **Entrance Hall**

Enter through composite door into hallway, staircase to first floor, under stair storage cupboard access to downstairs cloakroom/WC, radiator.

### **Dining Room**

9' 1" x 11' 3" into alcove ( 2.77m x 3.43m into alcove )  
UPVC double glazed bay window, radiator.

### **Lounge**

13' max x 21' 5" excl door recess ( 3.96m max x 6.53m excl door recess )  
Two UPVC double glazed windows to front and side, two radiators, UPVC double glazed french doors to rear garden.

### **Downstairs Cloakroom/Wc**

Toilet, corner pedestal wash hand basin, tiled splash back, radiator, extractor fan.

### **Kitchen/Breakfast Room**

16' 7" max x 13' 3" excl door recess ( 5.05m max x 4.04m excl door recess )  
Fitted kitchen with a range of base and wall units with matching work surfaces, integral dishwasher, integral fridge/freezer, integral double oven, five ring gas hob, stainless steel chimney extractor, stylish splash back, UPVC double glazed window to rear, UPVC double glazed french doors to rear garden, two velux windows, ceiling spotlights, wine cooler, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap.

### **Utility Room**

5' 3" x 6' 4" excl door recess ( 1.60m x 1.93m excl door recess )  
Fitted with wall and base units, single bowl single drainer stainless steel sink unit with mixer tap, boiler, extractor, composite door to side.

### **First Floor Landing**

UPVC double glazed window to front, radiator, storage cupboard housing water tank.

### **Bedroom 1**

11' 8" x 12' 1" ( 3.56m x 3.68m )  
UPVC double glazed window to front, radiator, archway to dressing area.

### **Dressing Area**

8' 4" x 4' 11" excl wardrobes ( 2.54m x 1.50m excl wardrobes )  
Radiator, UPVC double glazed window to rear, access to en suite.

### **En Suite**

Double shower cubicle, tiled walls, UPVC double glazed frosted window to side, extractor, heated towel radiator, pedestal wash hand basin.

### **Bedroom 2**

9' 9" x 11' 2" max ( 2.97m x 3.40m max )  
UPVC double glazed window to rear, radiator.

### **Family Bathroom**

Panelled bath, pedestal wash hand basin, toilet, UPVC double glazed frosted window to rear, towel style radiator, extractor, part tiled walls.

### **Second Floor Landing**

Velux window to rear, radiator.

### **Bedroom 4**

12' 1" max x 14' 4" excl bay window ( 3.68m max x 4.37m excl bay window )  
Velux window to rear, UPVC double glazed to front, radiator.





### **Bedroom 5**

8' 6" excl bay window x 11' 1" ( 2.59m excl bay window x 3.38m )

UPVC double glazed window to front, radiator, access to roof void.

### **En Suite**

Double shower, toilet, pedestal wash hand basin, velux window to rear, part tiled walls, heated towel style radiator.

### **Externally Front Garden**

Shrubbery, driveway, double garage.

### **Rear Garden**

Mainly laid to lawn, patio area.



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## **Cotcliffe Way, Nunthorpe Middlesbrough**

- GREAT FOR FAMILIES
- MODERN KITCHEN
- SPACIOUS THROUGHOUT
- DRIVEWAY
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: C  
Council Tax Band: G

# **£400,000**

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