



31 Gypsy Lane
Middlesbrough, TS7 0DU

£380,000

Energy Rating : F



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DESCRIPTION

Situated on Gypsy Lane in a highly desirable location, a quite fabulous and visually appealing Three To Four Bedroom Detached Family Home that is ideal for access to the highly rated Nunthorpe Academy School, bus/train services, local shopping facilities including the Spar with post office facilities. Light and airy throughout and much larger than its outward appearance would have you believe, the stylish and beautifully presented interior features a neutral palette, gas central heating, uPVC double glazing, two to three reception rooms offering versatility if required (the spacious dining room currently presents as a bedroom), a 20 feet plus fitted breakfast kitchen with built-in appliances, a contemporary styled ground floor bathroom with an over bath shower and a separate w.c on the first floor. The property sits within a substantial plot and boasts beautifully tended and landscaped gardens to the front and rear, the rear over two levels with a decked veranda. The extensive driveway provides parking for up to 6-7 car and gives access to a detached double garage with a pitched roof which provides excellent and enclosed storage space. We cannot recommend this property highly enough so if you are looking for a 'move in ready' family home in this sought after area, this could be the one for you so please call now to arrange your viewing.

Accommodation

Reception Hallway 21' 4" x 6' 7" (6.50m x 2.01m)

Upvc double glazed entrance door, three upvc double glazed windows (dual aspect). Upvc double glazed roof lantern, radiator, storage cupboard, coved ceiling and staircase off to the first floor.

Lounge 21' 4" x 13' 1" (6.50m x 3.98m)

Dual aspect upvc double glazed windows, two radiators, attractive marble fire place with a matching inlay and hearth which houses a coal effect living flame gas fire. Coved ceiling.

Breakfast Kitchen 11' 0" x 21' 1" (3.35m x 6.42m)

An extensive range of wall and base units with cupboards and drawers, wood effect worktops, white porcelain one and a half sink unit and drainer with mixer tap. Built in four ring gas hob, built in eye level double fan assisted electric oven, cupboard housing the wall mounted gas combination boiler, dual aspect upvc double glazed windows, space for a dishwasher, fridge freezer and washing machine. Upvc double glazed french doors which give direct access to the decked veranda at the rear.

Snug/Family Room 11' 11" x 10' 1" (3.63m x 3.07m)

Sliding upvc double glazed patio doors to the rear gardens and particularly the decked veranda.

Dining/Bedroom 4 11' 11" x 13' 11" (3.63m x 4.24m)

This room is presently used as a bedroom so offers versatility if buyers need an element of ground floor living. Dual aspect upvc double glazed windows, double radiator and a coved ceiling.

Contemporary Styled Bathroom 9' 9" x 9' 0" (2.97m x 2.74m)

White suite comprising of a "P" shaped bath with a mixer shower over with an additional drench shower head with a glazed screen. Twin wash hand basins set in a vanity unit with drawers with two mirrors over, extractor unit, tiled walls, PVC panelled ceiling, white low flush wc, two vertical towel radiators and a upvc double glazed window.

First Floor

Landing

Bedroom 1 17' 10" x 15' 10" (5.43m x 4.82m)

Two sets of double fitted wardrobes, upvc double glazed window and two double glazed velux roof windows with views beyond. Double radiator.

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Bedroom 2 12' 0" x 9' 7" (3.65m x 2.92m)

Built in double wardrobes, radiator and a upvc double glazed window..

Bedroom 3 9' 5" x 10' 4" (2.87m x 3.15m)

Views from the upvc double glazed windows and radiator.

Separate WC (off the landing) 4' 10" x 3' 11" (1.47m x 1.19m)

We understand from the vendor that the wc is only one year old. White low flush wc, wash hand basin with vanity cupboards below, half tiled walls and a upvc double glazed window.

Externally

The property occupies a substantial plot in a desirable location.

Driveway

Extensive driveway which can accommodate parking for upto 5 cars and gives access to the detached double garage.

Detached Double Garage

Two roller doors, power/electric lights and a ladder that gives access to the enclosed over head storage area.

Landscaped Gardens

There are landscaped gardens to the front and rear. The front garden with lawn, beautifully stocked borders of flowers, bushes and shrubs. The rear garden has a full width decked veranda with fencing and steps down to a lawned garden with mature planting. Pergola, seating area and a cold water tap. This really is a lovely space for family to enjoy.

Council Tax Band

Council tax band:- E

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.