



**9 Moor Park**  
Nunthorpe, TS7 0JJ

**£349,950**

**Energy Rating : C**



# 9 Moor Park

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## DESCRIPTION

A quite fabulous Four Double Bedroom Detached Family Home that has been thoughtfully and extensively upgraded and restyled, the quality and size of which, only truly reveals itself upon inspection. The stylish interior boasts gas central heating, uPVC double glazing, a reception hallway with a partial double height ceiling, a welcoming lounge with a commissioned log burner, a 27 foot luxurious fitted kitchen with a multi-fuel burner incorporating living and dining space - in essence, the heart of the home, ground floor shower room and a first floor contemporary styled bathroom which serves the four double bedrooms. The loft space has also been fully boarded and insulated. Outside there is a turning driveway, a 25 feet long tandem garage with a rear utility and established gardens to three sides within the corner site. The property sits in a generous plot within a sought after cul-de-sac in the highly sought after village of Nunthorpe with local shopping facilities, post office, bus/train services and a highly rated school all within easy reach. Good road links to the A19 and A66 mean the business areas of Teesside are accessible. This exceptional home is in 'ready to move into' condition and is worthy of your time for an early viewing so please call us now.

## ACCOMMODATION

### Ground Floor

#### **Porch** 9' 5" x 3' 9" (2.87m x 1.14m)

Entrance door, sealed unit double glazed windows, exposed brick walls. uPVC double glazed connecting door to the hallway with adjacent full height window.

#### **Reception Hallway** 13' 7" x 7' 9" (4.14m x 2.36m)

Partial double height ceiling. Contemporary style vertical radiator plus a single radiator. Understairs cupboard, staircase off to the first floor.

#### **Lounge** 19' 6" x 17' 6" (5.94m x 5.33m)

Log burner with a slate back & oak mantle over. uPVC double glazed door with two adjacent windows give direct access to the rear garden. Coved ceiling, two radiators.

#### **Open Plan Kitchen/Family/Dining Area** 27' 8" x 10' 8" (8.43m x 3.25m)

The kitchen area is luxuriously fitted with a comprehensive range of wall and base units with complementing worktops, kickboards with LED lighting, one and a half inset stainless steel drainer and unit, tiled surrounds, bar area, coved ceiling, multi-fuel range cooker with a chrome and glass extractor hood over, integrated dishwasher and fridge. uPVC double opening french doors open to the rear garden. This area of the house is really the heart of the home. External access to the side passage connecting the property to the garage and front external doors.

### Internal Passageway

Front and rear access doors. Connecting door to the tandem garage.

#### **Shower Room** 7' 9" x 2' 9" (2.36m x 0.84m)

White low flush w.c with a hidden cistern, wash hand basin with vanity cupboards below and a shower cubicle. Half tiled walls, pvc panelling. Sealed unit double glazed window.

### First Floor

#### **Landing**

Access to the fully boarded and insulated loft space. uPVC double glazed window. Cupboard with wall mounted Baxi gas combination boiler.

#### **Bedroom 1** 10' 9" x 10' 9" (3.28m x 3.28m)

Feature panelled wall, uPVC double glazed window and radiator.

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## **Bedroom 2** 10' 9" x 10' 1" (3.28m x 3.07m)

Radiator, uPVC double glazed window.

## **Bedroom 3** 10' 1" x 9' 4" (3.07m x 2.84m)

uPVC double glazed window and radiator.

## **Bedroom 4** 9' 3" x 8' 11" (2.83m x 2.71m)

Radiator and uPVC double glazed window.

## **Fully Tiled Bathroom**

White suite comprising of a 'p' shaped bath with an over bath mixer shower with a glazed screen, low flush w.c and a pedestal wash hand basin. Chrome effect heated towel radiator and uPVC double glazed window.

## **OUTSIDE**

### **Turning Drive**

Provides plenty of off road parking and gives access to the garage.

### **Tandem Garage** 26' 7" x 9' 1" (8.10m x 2.77m)

Up and over door, power/electric lights. Personal door into the passageway. Connecting door to a rear utility/workshop behind the garage.

### **Utility/Workshop Area** 10' 4" x 9' 1" (3.15m x 2.77m)

Rear door, side window and space for a fridge/freezer.

### **Gardens**

The property occupies a corner site with gardens to three sides, the front with hedging, lawn and a gravelled bed offering low maintenance. A gated side entrances opens to the side and rear gardens with an expansive lawn, borders and seating areas, the high hedging acts as a natural screen giving privacy to the garden space.

### **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**

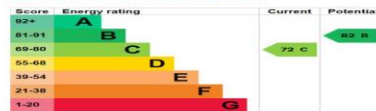
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## Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Viewing Arrangements

Tel: 01287 630733

Email: [guisborough@selectiv.co.uk](mailto:guisborough@selectiv.co.uk)

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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.