



**Merlin Way, Bishop Cuthbert, TS26 0QT**  
**5 Bed - House - Detached**  
**£280,000**

**Council Tax Band: F**  
**EPC Rating: C**  
**Tenure: Freehold**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*



This extensive, modern built family home is situated within the popular Bishop Cuthbert development. The property was previously the builders 'show home' and therefore has many extra upgrades throughout. With five bedrooms spread across three floors, this is the ultimate family home, with bundles of space and plenty of privacy, with three reception rooms and three recently replaced bathrooms. The property is ideally situated for good schools, local amenities and main transport links.

The accommodation comprises of: entrance hallway with under stairs cupboard, a kitchen/diner spanning the length of the ground floor, with the benefit of a separate utility area with a WC, and access to the rear garden. The kitchen provides a selection of wall and base units, with plenty of storage space for a large family. The dining room is situated at the front of the property, with a large separate reception room to the rear overlooking the garden with French doors. The middle floor has two bedrooms to the front of the property, and to the rear of the property there is the master bedroom with its own en suite and walk-in wardrobe area. The family bathroom sits in the middle of the floor with a modern suite. To the top floor there are two large bedrooms, with a further bathroom in between.

Externally, the property benefits from a detached double garage, extensive driveway and large rear garden. Early viewing is recommended to appreciate the size and layout of this large family home.

Planning permission has been approved for a ground floor extension linking the kitchen to the double garage.



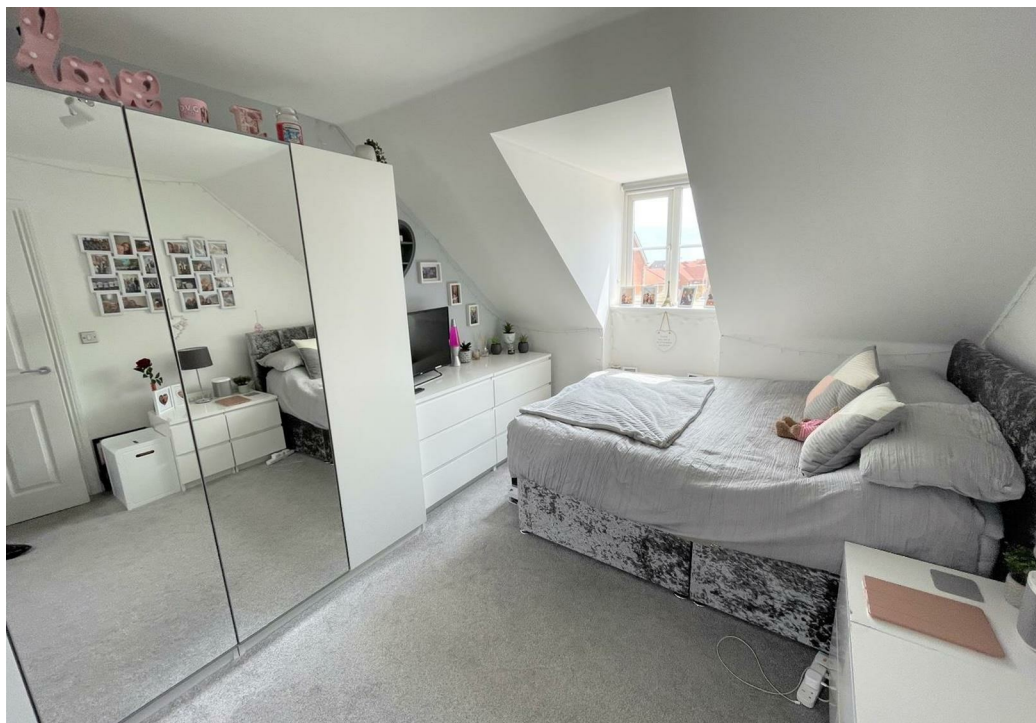
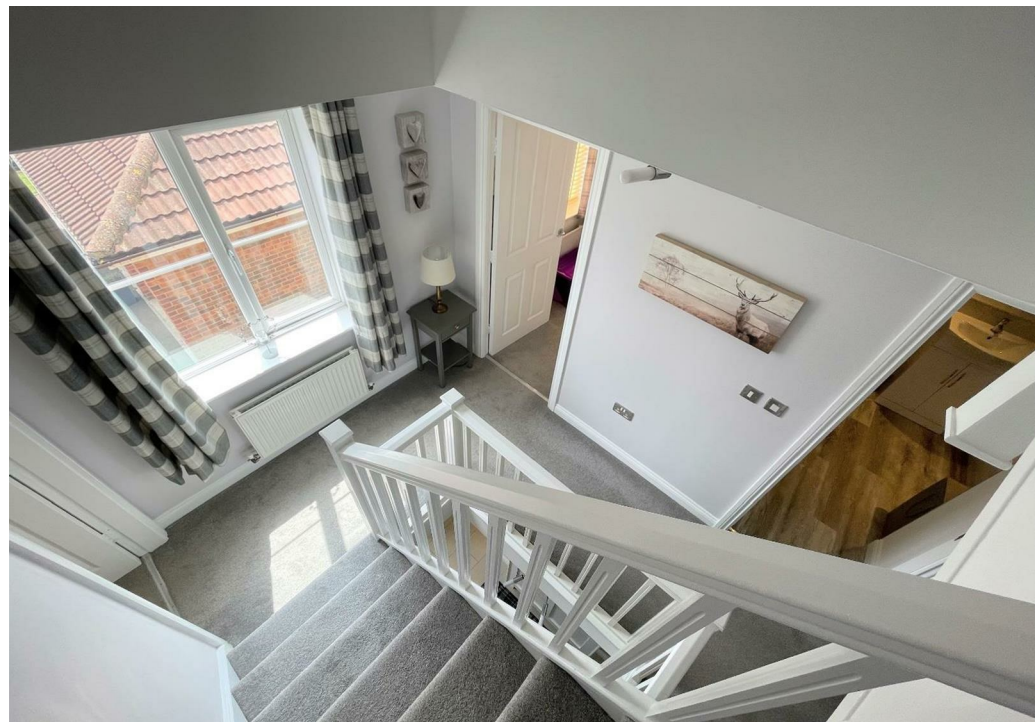








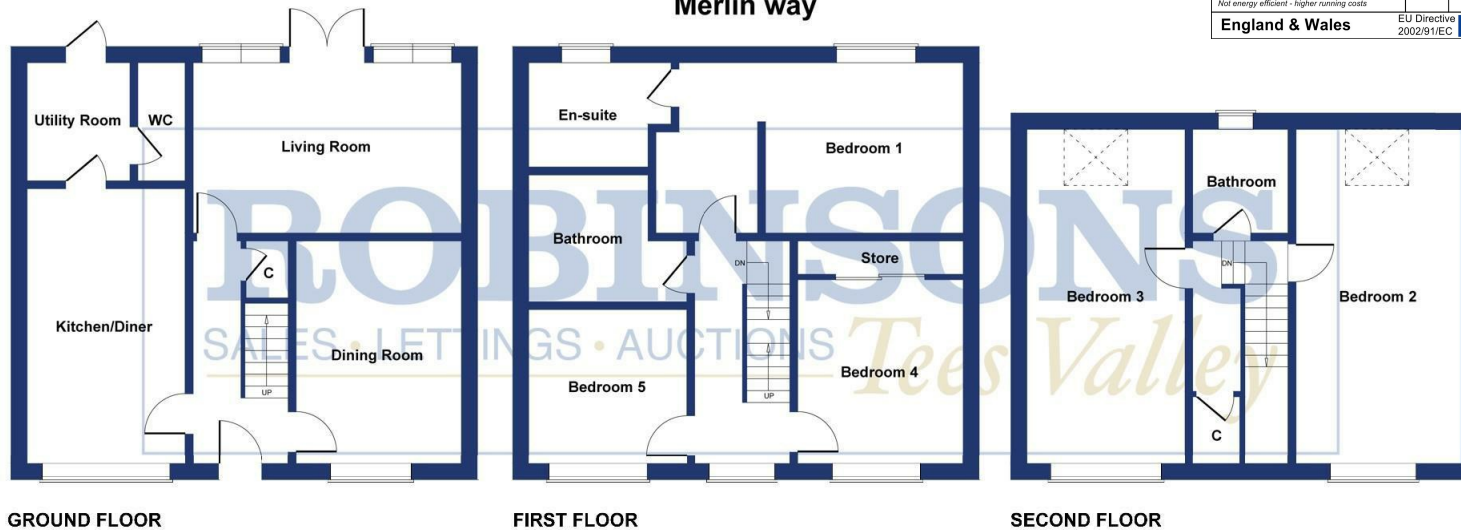






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Merlin way



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
hartlepool@robinsonsteesvalley.co.uk  
www.robinsonsteesvalley.co.uk

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*