



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

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

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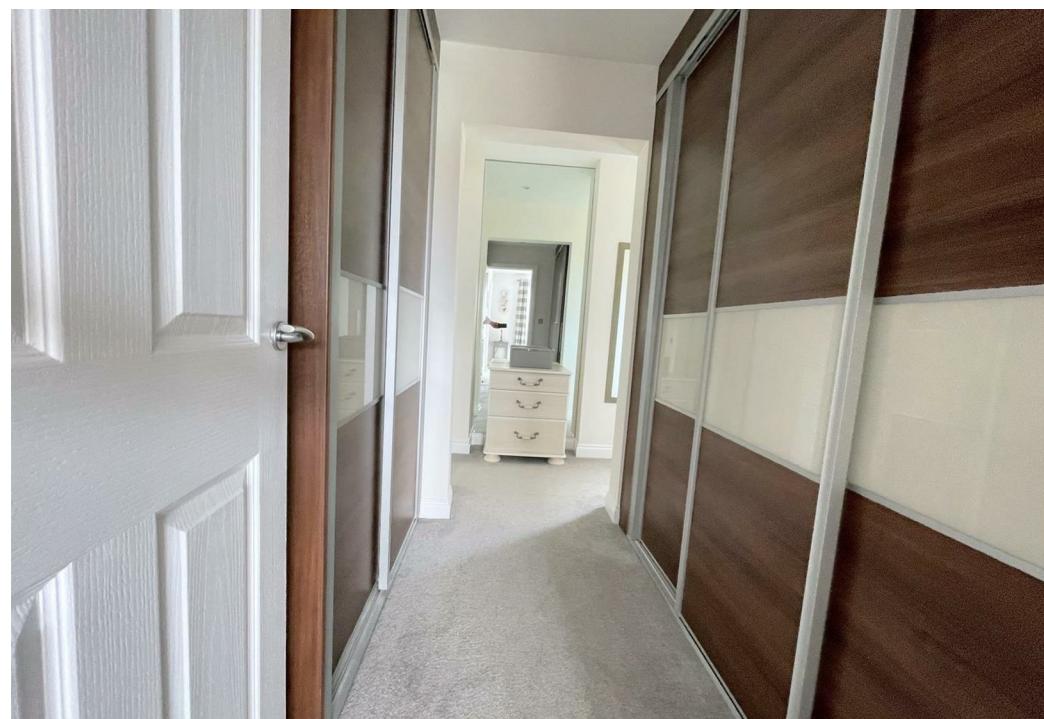
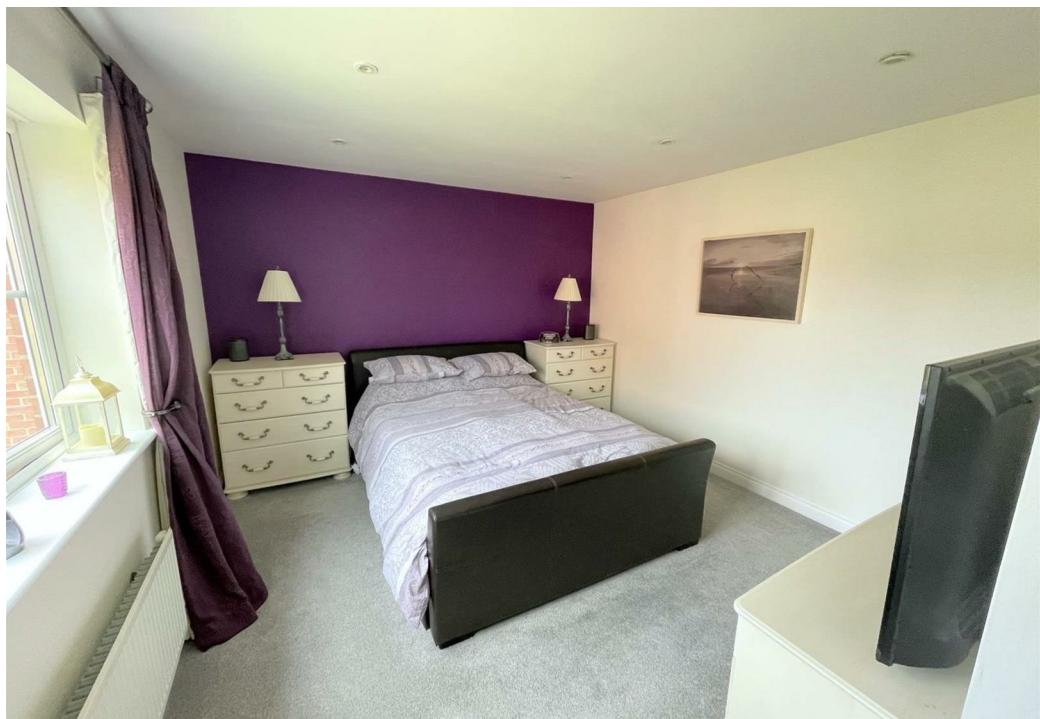
This extensive, modern built family home is situated within the popular Bishop Cuthbert development. The property was previously the builders 'show home' and therefore has many extra upgrades throughout. With five bedrooms spread across three floors, this is the ultimate family home, with bundles of 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.



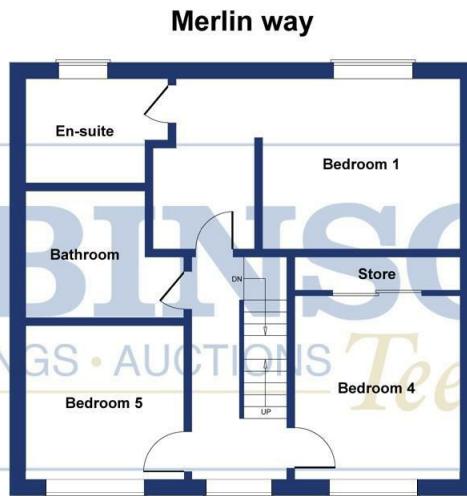








GROUND FLOOR



FIRST FLOOR

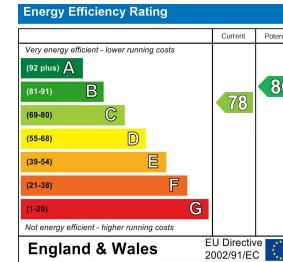


SECOND FLOOR

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



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