



ROBINSONS TEES VALLEY are delighted to offer to the market this fantastic four-bedroom detached dormer bungalow situated on Gypsy Lane in the ever so popular Nunthorpe location. The home is situated within easy reach to local amenities including Nunthorpe train station, well regarded schools and shops. The property boasts from a number of features including solar panels, exceptional views of Roseberry Topping and a sought-after plot size of approximately 0.30 acres. The living accommodation briefly comprises, entrance porch, generous size living room/dining room with a feature fire and surround, study/second reception room, two ground floor bedrooms, fitted kitchen with stairs to the first floor, useful utility room with access to the rear and a downstairs cloakroom/WC. To the first floor are two further bedrooms, one with the benefit of an en suite shower room and excellent storage cupboards. Externally to the front of the property is a detached single garage and parking for 2 vehicles. The bungalow can be accessed via steps and a pleasant garden to the front aspect. To the rear of the property is phenomenal piece of land with huge potential and excellent views of Roseberry Topping and woodland. VIEWINGS COME HIGHLY RECOMMENDED.

FREEHOLD  
Council Tax Band E

**Gypsy Lane, Middlesbrough, TS7 0DS**

**4 Bedroom - Bungalow - Dormer Detached**

**Offers Over £330,000**

**EPC Rating: D**

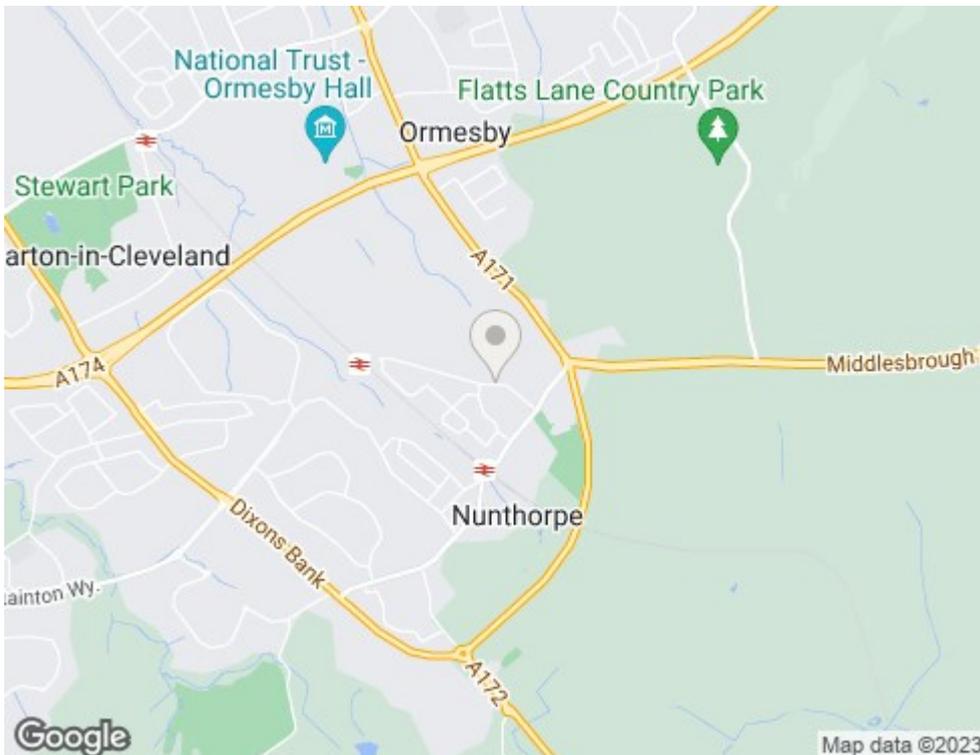
**Tenure: Freehold**

**Council Tax Band: E**

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



## Gypsy Lane, Middlesbrough, TS7 0DS



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

Visit. . . [robinsonsteesvalley.co.uk](http://robinsonsteesvalley.co.uk)

**Gypsy Lane**  
 Approximate Gross Internal Area  
 1851 sq ft - 172 sq m



GROUND FLOOR

FIRST 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

Energy Efficiency Rating	
	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	
<b>Current</b>	<b>Potential</b>
<b>64</b>	<b>79</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>Current</b>	<b>Potential</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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