



This beautifully designed three-storey home offers spacious and versatile living accommodation, ideal for modern family life. The bright and airy open-plan lounge and dining area forms the heart of the home, with elegant French doors opening directly onto the rear garden. This seamless connection between indoor and outdoor living creates the perfect setting for relaxing with family, entertaining guests, or enjoying summer evenings.

The well-appointed kitchen provides ample workspace and storage, along with room for a convenient breakfast area, making busy weekday mornings and casual family meals both practical and enjoyable.

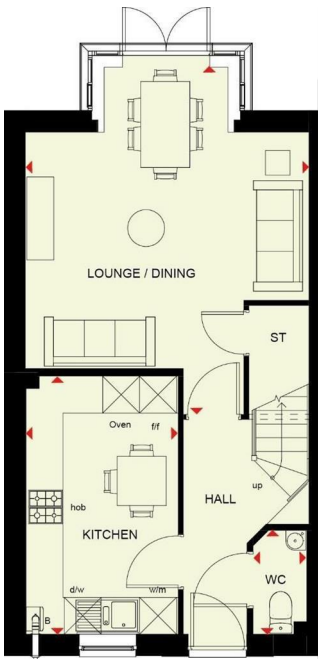
The first floor hosts two generous double bedrooms, a comfortable single bedroom that could also serve as a home office or nursery, and a contemporary family bathroom. Occupying the entire top floor, the impressive principal bedroom offers a private retreat, complete with a dedicated dressing area and a stylish en suite shower room.

Ideally situated, the development enjoys excellent access to a range of local amenities, including the shops and services of Marton, highly regarded schools, and the charming village of Great Ayton. Residents can also take advantage of nearby countryside walks and outdoor pursuits, with the iconic Roseberry Topping just a short distance away, providing stunning views and a wealth of recreational opportunities.

Bonville Row, Middlesbrough, TS7 0BB
4 Bed - House - Semi-Detached
£289,995
EPC Rating: B
Council Tax Band: New Build
Tenure: Freehold



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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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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