



Hustlers Way, TS5 7DT  
4 Bed - House - Detached  
£375,000

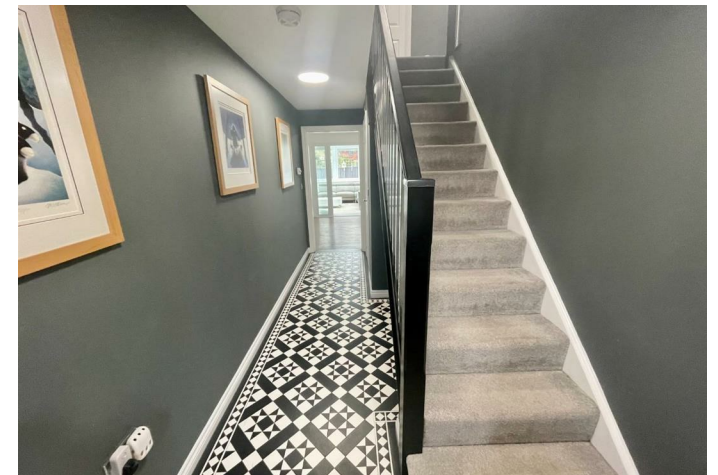
Council Tax Band: E  
EPC Rating: B  
Tenure: Freehold

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

## Hustlers Way , TS5 7DT

ROBINSONS TEES VALLEY are delighted to offer to the market this exceptional four bedroom detached home on the desirable Taylor Wimpey development and within walking distance to Acklam Hall. The property is beautifully presented throughout and has been extended making it the perfect family residence. The living accommodation briefly comprises; lengthy entrance hallway with stairs to the first floor, cloakroom/WC, generous size living room with a bow window to the front aspect, excellent open plan kitchen/diner with a range of stunning base and wall units and quality appliances with plenty of room for a large dining table and chairs, useful utility room and a spectacular extension which has been fitted with a surround system and has access to the garden. To the first floor are four bedrooms, two with en-suites and a modern bathroom/WC. Externally to the front of the property is a well maintained garden and a driveway for 2 cars leading to the single integral garage and an electric point fitted to the side. To the rear of the property is a sought after garden which is perfect for entertaining and is mainly laid to patio with astro-turf, a lovely outside summerhouse with a sound system and a free standing bar. The property has a high degree of privacy which is overlooked by woodland and mature trees. **EARLY VIEWING COMES HIGHLY RECOMMENDED!!**

Energy Rating: B  
Council Tax Band: E  
Tenure: Freehold













#### **Entrance Hallway**

Accessed via composite door with glass inserts, stairs to the first floor, radiator, access to downstairs WC.

#### **Lounge**

11'4" x 18'9" (3.46 x 5.72)

uPVC double glazed bow window to the front aspect, beautiful fireplace with flicker flame fire and two radiators.

#### **Downstairs WC**

Sink unit and WC, chrome heated towel rail, attractive tiling to splash back.

#### **Kitchen/Diner**

21'0" x 13'9" (6.42 x 4.21)

A beautifully fitted kitchen /diner with attractive cream high gloss units to the base and wall level, integrated Bosch oven with unique splash back, AEG induction hob, extractor fan, integrated dishwasher, sink unit and drainer, uPVC double glazed window to rear aspect, spotlights to ceiling, two radiators, fantastic living space for a large dining table and uPVC French doors leading to the extension,

#### **Extension**

15'10" x 12'1" (4.84 x 3.69)

Surround sound system, spotlights, access to the garden.

#### **Utility Room**

5'8" x 9'6" (1.75 x 2.90)

uPVC double glazed window to the rear aspect, base and wall units, stainless steel sink and drainer and integrated washing machine.

#### **First Floor Landing**

Access to loft, airing cupboard and one radiator.

#### **Master Bedroom**

13'4" x 15'3" (4.07 x 4.66)

Two uPVC double glazed windows to the front aspect, one radiator and two sets of cream high-gloss fitted wardrobes, access to en suite and ceiling fan.

#### **En Suite**

5'10" x 8'1" (1.78 x 2.48)

uPVC double glazed window to side aspect, sink unit, close coupled WC, chrome heated towel rail, walk-in shower with shower head and spotlights to ceiling.

#### **Bedroom Two**

13'10" x 11'10" (4.23 x 3.63)

Two uPVC double glazed windows to the front aspect, one radiator and access to en suite.

#### **En Suite**

7'6" x 6'2" (2.29 x 1.89)

uPVC double glazed window to the side aspect, sink unit, close coupled WC, chrome heated towel rail, walk-in shower with main shower head and spotlights to ceiling.

#### **Bedroom Three**

10'11" x 9'10" (3.35 x 3.01)

uPVC double glazed window to the rear aspect, fitted sliding wardrobes and one radiator.

#### **Bedroom Four**

9'3" x 9'10" (2.83 x 3.01)

uPVC double glazed window to the rear aspect and one radiator.

#### **Family Bathroom**

6'6" x 9'9" (2.00 x 2.98)

Attractive tiling to splashback, uPVC double glazed window to the rear aspect, sink unit, close coupled WC, spotlights to ceiling, panelled bath, chrome heated towel rail, storage cupboard.

#### **Externally**

To the front of the property a well maintained front garden with parking for two cars leading to the integral garage with an electric point on the side of the house. To the rear of the property is a sought garden comprising of a generous paved seating area, Astroturf, outside log cabin with a sound system and a free standing bar. The property has a high degree of privacy which is overlooked by woodland.

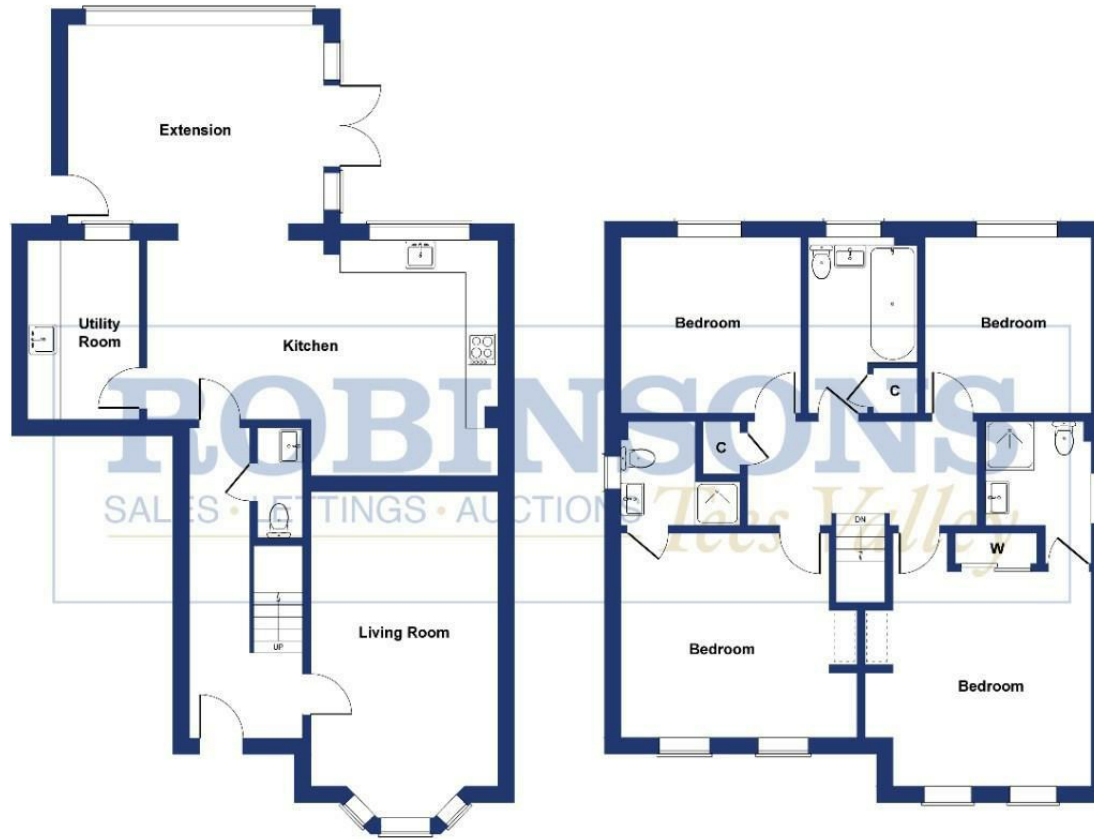








# Hustlers Way



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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