



A beautifully presented larger three bedroom detached home, built by Persimmon. 'The Derwent' is situated on a corner plot, which is not overlooked and is neutrally decorated throughout. The property benefits from smoke alarms in every room, has new-style internals doors, brand new fitted blinds, separate heating controls for ground and first floor, gas combi boiler, uPVC double glazing and fully equipped kitchen with integrated appliances: full size dishwasher; stainless steel electric oven, gas hob, extractor fan, and splashback; 50/50 fridge freezer; and integrated washing machine located in the utility room. (2 years guarantee on appliances). The living accommodation briefly comprises of a hallway, ground floor cloakroom/WC and understairs storage cupboard, with living room to the front aspect, attractive open plan kitchen/diner with upgraded 'Cashmere' units to base and wall level, breakfast bar and French doors leading to the rear south-facing garden. To complete the ground floor there is a useful utility room, an extra storage cupboard, and external side door. To the first floor is a spacious landing with three bedrooms, storage cupboard, the master bedroom benefitting from an en suite shower room with an upgraded 'rainfall' shower, and a family bathroom. Externally to the front of the property is an open green and beyond is a public footpath, which will lead to a planned play area within a short walk. To the rear of the property is a parking space with access to the detached single garage, which are accessed via a rear garden gate. There is also a useful separate side gate. The rear garden is enclosed with attractive combined boundary wall and fence, and is a good size with a south-facing aspect, which is mainly laid to lawn and has been well maintained. There is a patio area directly outside the French doors. The property is situated in a cul de sac, which is separate from the rest of Saffron Gardens development.

Carson Place, Middlesbrough, TS8 9RL

3 Bedroom - House - Detached

Offers Over £215,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: D

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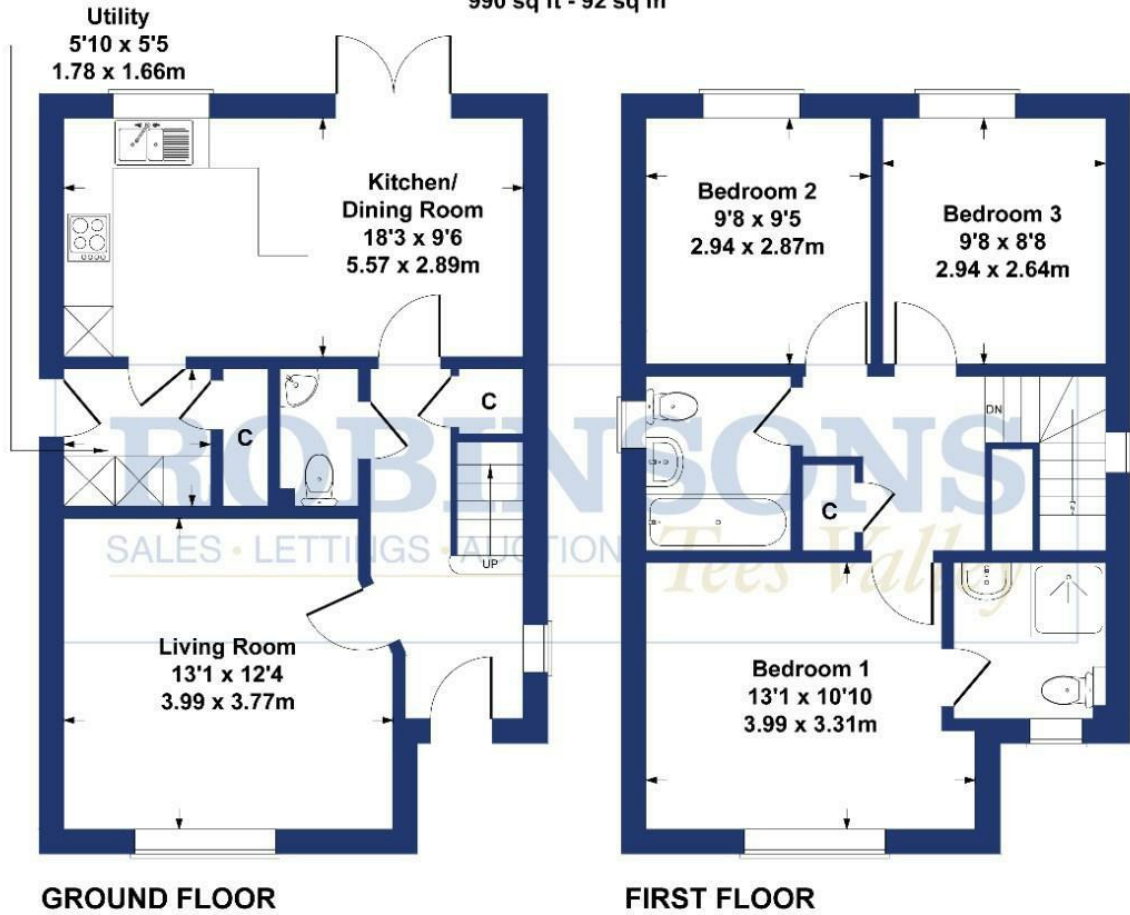


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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

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Carson Place

Approximate Gross Internal Area
990 sq ft - 92 sq m



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. 2023

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 84 | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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