



This impressive double-fronted detached residence offers an exceptional blend of space, style, and modern family living. Designed with both comfort and functionality in mind, the heart of the home is the beautifully presented open-plan kitchen, flooded with natural light and providing the perfect setting for everyday family life as well as entertaining guests. The generous lounge offers a welcoming retreat, with ample room to relax and unwind. The kitchen features elegant French doors that open directly onto the garden, seamlessly connecting indoor and outdoor living spaces.

The ground floor also benefits from a separate dining room, ideal for more formal occasions, along with a dedicated home office—perfect for those working remotely or in need of a quiet study area.

Upstairs, the property continues to impress with four well-proportioned double bedrooms. The principal bedroom enjoys the added luxury of a private en suite, while the remaining bedrooms are served by a stylish and well-appointed family bathroom.

Location truly sets this home apart. Situated within the highly sought-after area of Nunthorpe, within the prestigious Grey Towers development, the property offers an enviable lifestyle. It is conveniently close to the charming surroundings of Great Ayton and the picturesque Stokesley village, both known for their local amenities, independent shops, and welcoming community atmosphere.

**Whenby Nook, Middlesbrough, TS7 0BD**

**4 Bed - House - Detached**

**£399,995**

**EPC Rating:**

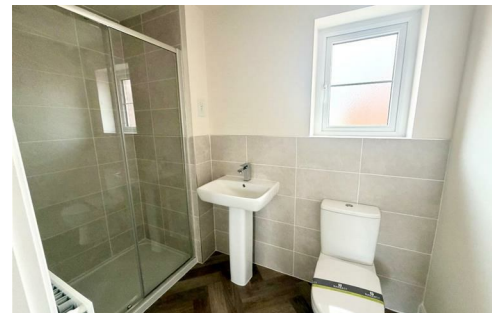
**Council Tax Band:**

**Tenure: Freehold**



# Whenby Nook, Middlesbrough, TS7 0BD

- Hallway
- Diner
- Study
- Lounge
- Kitchen
- Utility Room
- Landing
- Bedroom
- Ensuite
- Bedroom
- Bedroom
- Bedroom
- Bathroom



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		
(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	

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