



Kader Farm Road, TS5 8LJ
4 Bed - House - Detached
£365,000

EPC Rating:
Tenure: Freehold
Council Tax Band: E



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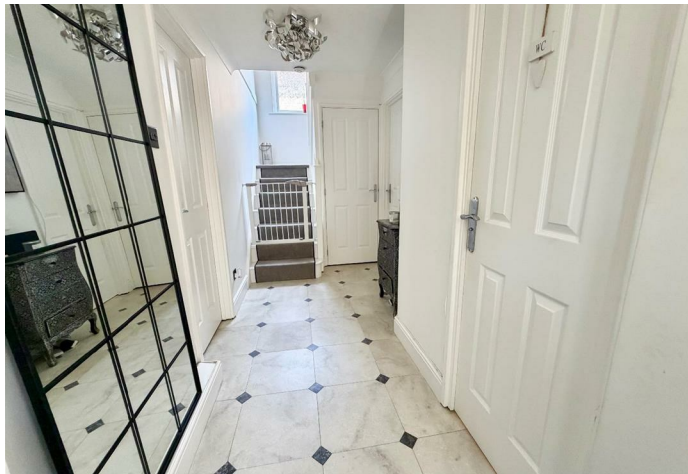
Kader Farm Road Middlesbrough TS5 8LJ

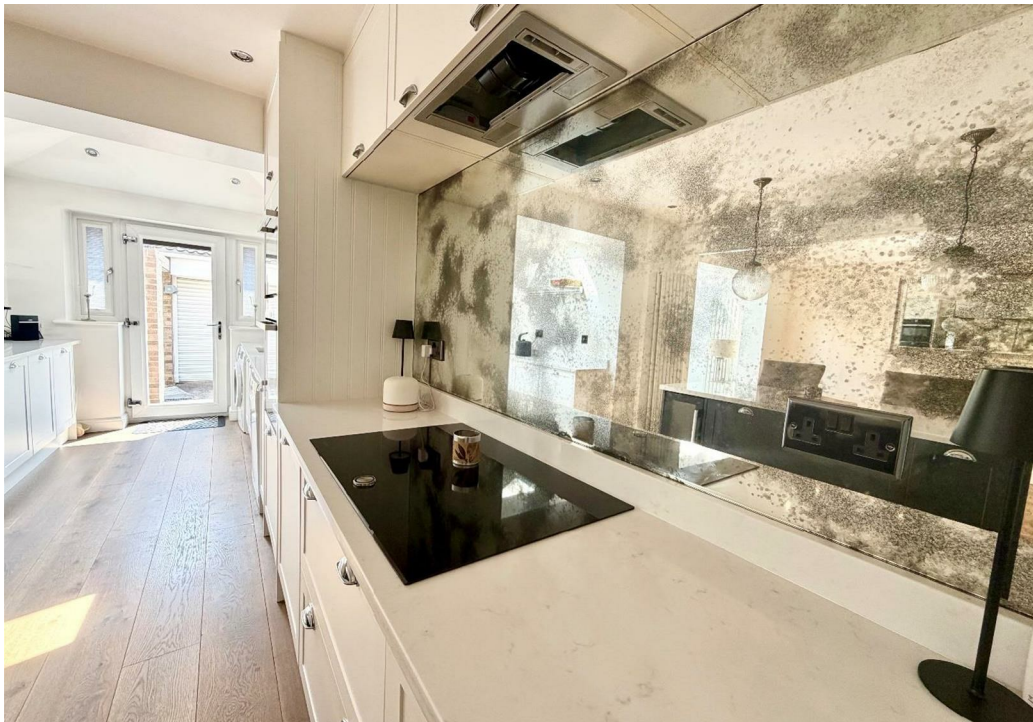
Nestled in a desirable cul-de-sac on Kader Farm Road, Acklam, this exquisite four-bedroom detached house offers a perfect blend of modern living and comfort. The property has been thoughtfully extended and fully modernised, ensuring a stylish and functional home for families or those seeking extra space.

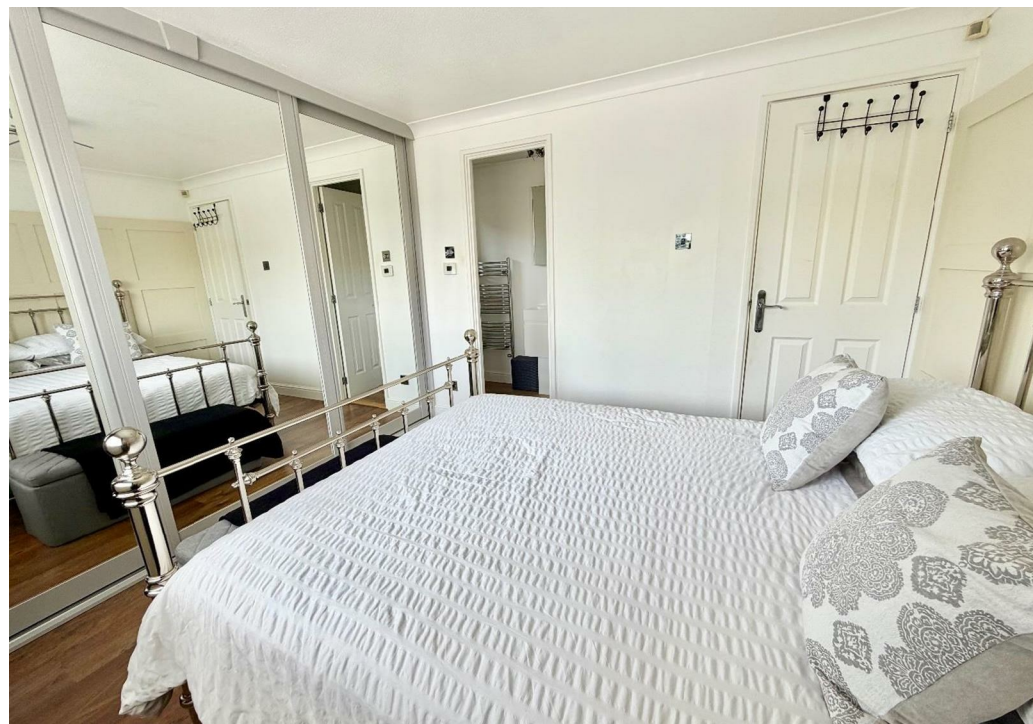
Upon entering, you are greeted by a welcoming hallway that leads to a convenient downstairs WC. The spacious living room provides an ideal setting for relaxation, while the open-plan kitchen diner is a true highlight of the home. Featuring bi-folding doors that seamlessly connect the indoor space to the generous, mature garden, this area is perfect for entertaining or enjoying family meals. The kitchen is equipped with modern appliances and boasts an island, making it both practical and aesthetically pleasing, enhanced by skylights that flood the space with natural light.

The first floor comprises four well-proportioned bedrooms, including a master suite complete with an en-suite bathroom for added privacy. A modern family bathroom serves the remaining bedrooms.

Externally, the property benefits from a double garage and a driveway that accommodates parking for up to three cars, providing convenience for residents and guests alike. The large, mature garden to the rear offers the perfect space for families or keen gardeners, mainly laid to lawn with mature shrubs and trees.



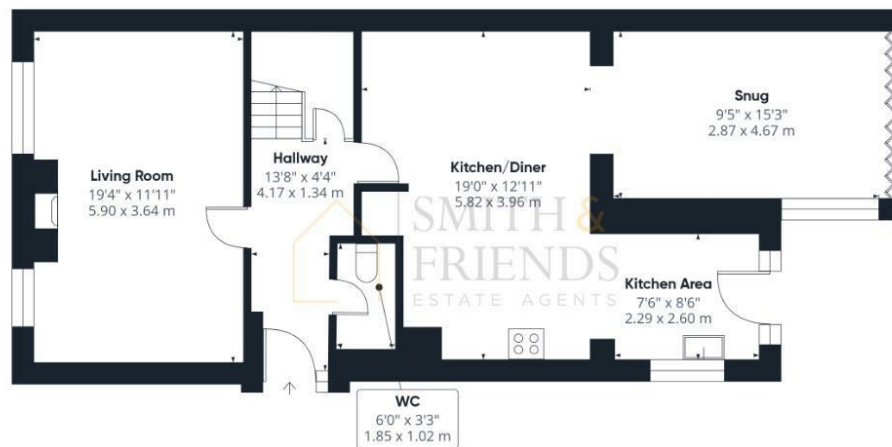












Ground Floor



Floor 1

Approximate total area⁽¹⁾
1359 ft²
126.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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		

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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