



**Acorn Drive, Middlesbrough, TS5 8BF**  
**5 Bed - House - Detached**  
**£270,000**

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



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## Acorn Drive, Middlesbrough, TS5 8BF

Nestled in the desirable area of Acorn Drive, Middlesbrough, this stunning detached house, built in 2019, offers a perfect blend of modern living and spacious comfort. With five generously sized bedrooms and en-suite to bedroom 1. This property is ideal for families seeking ample space to grow and thrive.

The house boasts two well-appointed reception rooms, providing versatile areas for relaxation, entertainment in addition to a separate garden room/bar which could even be a home office. The layout is thoughtfully designed to maximise both light and space, creating a warm and inviting atmosphere throughout. The former garage has been converted into the extra reception room but the property still has a double driveway. There is a good size kitchen/dining area in addition to a utility and cloaks/w.c. to the ground floor.

This home is not just a place to live; it is a sanctuary where modern design meets practicality. Its location in Middlesbrough offers a vibrant community with access to local amenities, schools, and parks, making it an excellent choice for families and professionals alike and has a lovely open aspect to the front.

In summary, this remarkable property on Acorn Drive is a rare find, combining style, space, and a prime location. It is a perfect opportunity for those looking to settle in a contemporary home that meets all their needs. Do not miss the chance to make this exceptional house your new home.

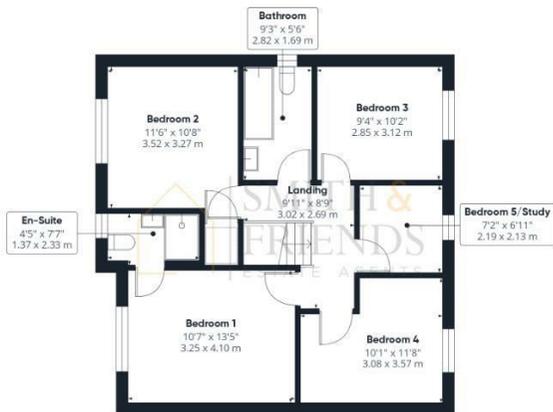




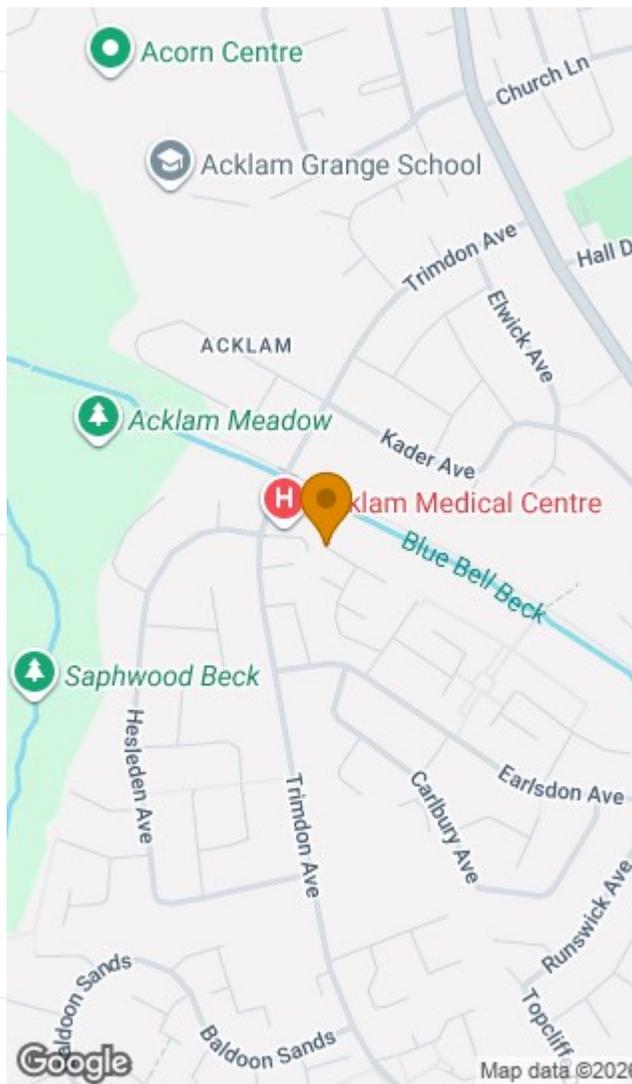




Ground Floor Building 1



Floor 1 Building 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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