



Hamlet Close, Acklam, TS5 8DW
4 Bed - House - Detached
Offers Over £300,000

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Hamlet Close Acklam, TS5 8DW

ROBINSONS TEES VALLEY are delighted to offer to the market this four bedroom detached home built by Miller Homes to the 'Chadwick' design. The property is an immaculate, modern, and neutrally decorated home with extensive upgrades making it show home quality and ready to immediately move into. Viewing is an absolute MUST to fully appreciate this ideal plot. The property is situated on the ever so popular Acklam Woods development within close proximity to local amenities and would especially appeal to growing families alike. The living accommodation briefly comprises of; a good size lounge to the front aspect featuring a bay window, downstairs WC, spacious utility room with an integrated washer, space for dryer and separate storage cupboard, stunning open plan kitchen/dining room with an upgraded kitchen and integrated dish washer and double oven with ample cupboard space. The kitchen has fantastic bi-folds opening to the garden which is the perfect entertaining space. To the first floor are four double bedrooms, two ensuites both benefiting from upgraded chrome rainfall shower and a modern family bathroom/WC fitted with a three piece suite. Externally to the rear of the property is a generous south-west facing garden, mainly laid to lawn with an extended patio space. To the front of the property is two parking spaces with access to the single integral garage. The property also has the benefit of uPVC double glazing, gas central heating and two separate heating control systems for upstairs/downstairs.

PLEASE CALL THE OFFICE ON 01642 313666 TO ARRANGE YOUR VIEWING. IN ASSOCIATION WITH SMITH AND FRIENDS.















Hamlet Close



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		93
(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

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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