



Baron Close, TS5 8FH  
4 Bed - House - Detached  
Chain Free £240,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

## Baron Close , TS5 8FH

NO FORWARD CHAIN - Positioned on a generous plot this large Four Bedroom detached property built by Bellway offers spacious and versatile living that will certainly appeal to any growing family. The Stainsby Hall Park development offers good commuter links and well positioned for local schools and amenities.

This well presented family home comprises of: Entrance Hall, Lounge, Sitting Room, Dining Kitchen, Utility and WC. To the 1st floor there are 4 bedrooms (Master with ensuite) and family Bathroom.

Externally - The front is a lawned garden and driveway leading to an integral garage. The large rear garden is mainly laid to lawn with a paved patio area.













### **Entrance Hall**

Glazed front door and radiator

### **Lounge**

13'9 x 11'9 (4.19m x 3.58m)

uPVC DG Window to front and radiator

### **Sitting Room**

20'9 x 8'7 (6.32m x 2.62m)

uPVC double glazed doors lead out to the patio area, Stairs to the first floor, radiator.

### **Dining Kitchen**

Stylish modern fully fitted kitchen featuring a range of fitted wall and base units. with matching worktops. A stainless steel single bowl and drainer kitchen sink with mixer tap. Integrated dishwasher and fridge / freezer. Cooking facilities are provided for with a built-in double oven and four ring hob with extractor. uPVC double glazed french doors lead out onto the rear patio from the dining area with a uPVC double glazed window to rear.

### **Utility**

### **Cloakroom WC**

White lowlevel w.c. and wash hand basin

### **Landing**

### **Bedroom 1**

11'10 x 11'2 (3.61m x 3.40m)

uPVC DG window to front aspect and radiator

### **En Suite**

Double walk-in shower with chrome mixer shower, pedestal wash hand basin and W.C

### **Bedroom 2**

16' 5" x 9' 7"

uPVC DG window to rear and radiator

### **Bedroom 3**

10' 2" x 9' 4"

uPVC DG window to rear and radiator

### **Bedroom 4**

11' 4" x 7' 9"

uPVC DG window to front aspect and radiator

### **Family Bathroom**

Modern white and chrome three-piece bathroom suite comprising pedestal wash hand basin with mixer tap, W.C and panelled bath, radiator.

### **Externally**

The front is a lawned garden and driveway leading to an integral garage. The large rear garden is mainly laid to lawn with a paved patio area.

# Baron 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. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>83</b>	<b>92</b>
(81-91) <b>B</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		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

26 Stokesley Road, Middlesbrough, TS7 8DX  
Tel: 01642 313666  
[info@robinsonsmiddlesbrough.co.uk](mailto:info@robinsonsmiddlesbrough.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

