

Heythrop Drive, Acklam, Middlesbrough, TS5 8QB
Offers in excess of £240,000

estates⁴
'The Art of Property'



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Offers in excess of £240,000

Council Tax Band: C

Situated within the highly desirable residential area of Acklam, this beautifully enhanced three-bedroom home offers an exceptional blend of stylish interior and standout outdoor living. Having undergone significant improvements in 2023, the property is ready to move straight into and is perfectly suited to modern family life.

The true showpiece of this home is the luxurious, landscaped south-facing garden, which enjoys a high degree of privacy as not directly overlooked to the rear. Thoughtfully designed, the garden features multiple zones for relaxing and entertaining, including elegant patio areas, a charming pergola, and a substantial summer house, currently utilised as a versatile family games room, bar, and entertaining space. With comprehensive external lighting, hot and cold water taps, external electrical sockets, and a garage (restricted vehicle access), this outdoor space offers a lifestyle rarely found and must be seen to be fully appreciated.

Internally, the property has been meticulously maintained and tastefully decorated throughout. A welcoming entrance hallway leads to a cosy front lounge, complete with a feature fireplace, while to the rear, an impressive extended open-plan family sitting and dining area creates the perfect hub of the home. This space flows seamlessly into a contemporary kitchen, refurbished in 2023, offering both style and practicality with pleasant views to the garden.

The first floor hosts three well-proportioned bedrooms, two generous doubles, both benefitting from quality fitted sliding wardrobes, and a comfortable single, alongside a modern family bathroom featuring both a bath and separate shower cubicle.

Externally to the front, the home boasts excellent kerb appeal, with a gated driveway accessed via iron gates. Additional benefits include uPVC double glazing, plus a double glazed Velux window within the extension, and gas central heating via a combi boiler installed in June 2024.

The location is equally appealing, with the property just a short walk from the highly regarded Acklam Grange School, making it ideal for families. Residents also benefit from close proximity to the popular Acorn Leisure Centre, offering a range of fitness and recreational facilities, as well as excellent local amenities and transport links within Middlesbrough and surrounding.

Early viewings highly recommended to fully appreciate the quality, space, and lifestyle on offer in this exceptional home.

Please note:
Council tax Band - C
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with

HMRC regulations.

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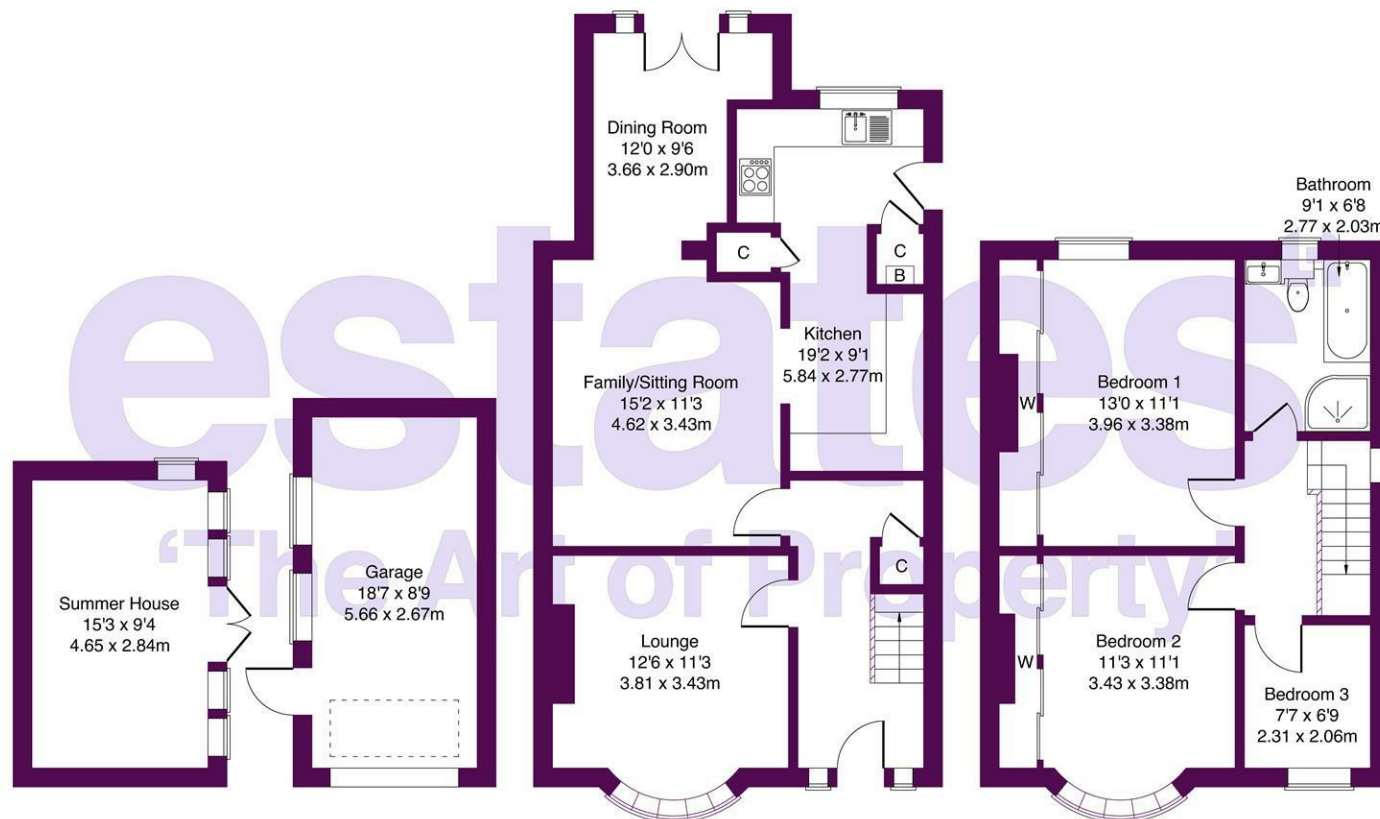
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Approximate Gross Internal Area: (1558 sq ft - 145 sq m.)



Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	77
(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	