

WHINFELL DRIVE, NORMANBY, MIDDLESBROUGH, TS6 0BG



- ▲ Move In Ready Detached Family Home
- ▲ Four Bedrooms & Modern Family Bathroom
- ▲ Master Bedroom with Dressing Room & En-Suite

- ▲ Spacious Lounge
- ▲ Kitchen Diner
- ▲ Utility Room & Downstairs WC
- ▲ Garage & Driveway
- ▲ Southwest Facing Rear Garden

£245,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



To the front of the property off the entrance hall is a spacious lounge with under stair storage and to the rear is a modern open plan kitchen/diner with a range of integrated appliances and views overlooking the southwest facing rear garden. From the kitchen is a utility room with good storage, space for washing machine and access to ground floor WC. The landing on the first floor offers access to all bedrooms, the master offering a dressing room and en-suite with walk-in double shower. The second and third bedroom comfortably offering space for double beds. The modern family bathroom has a bath with thermostat shower, WC, and wall mounted wash hand basin. The property benefits from fresh neutral flooring throughout including vinyl flooring to kitchen/dining room, utility room, en-suite and bathrooms and grey carpets to lounge and bedrooms.

To the front of the property is a garden laid to lawn, paved driveway offering off road parking for two vehicles and access to the integral garage which has light, power, houses the combination boiler and has a personal fire door accessible from kitchen/diner. The generous southwest facing rear garden is laid to lawn and partly paved with fenced boundaries and side access via secure gate.

Built in 2021 and positioned in the sought after area of Normanby on the new Miller Homes built 'Woodcross Gate Development', a short distance from eateries, pharmacy, banks, and convenience stores, with good bus and road links.

GROUND FLOOR

ENTRANCE HALL - 1.65m x 1.65m (5'5" x 5'5")

Black composite entrance door with obscure glass, radiator, and staircase to the first floor.

LOUNGE - 3.28m x 4.67m (10'9" x 15'4")

With UPVC double glazed window, radiators and under stairs storage cupboard.

KITCHEN DINER - 4.2m x 3.25m (13'9" x 10'8")

Modern matt grey shaker style fitted kitchen with a range of wall and floor units with brushed chrome handles, laminated work surfaces and a stainless steel double sink with drainer and chrome mixer tap. Integrated Zanussi appliances include a high level oven and a four ring stainless steel gas hob with stainless steel extractor over and splashback. Radiator, UPVC double glazed French doors open to the rear garden, UPVC double glazed window, vinyl flooring, and internal fire door to the integrated garage.

UTILITY ROOM - 1.96m x 1.93m (6'5" x 6'4")

With UPVC double glazed window, radiator, matt grey cupboards, laminated work surfaces, plumbing for washing machine and vinyl flooring.

TO VIEW: Tel: **01642 955180**

129 High Street, Eston, TS6 9JD

www.michaelpoole.co.uk



WHINFELL DRIVE, TS6 0BG

WC - 1m x 1.93m (3'3" x 6'4")

Modern white pedestal wash hand basin, low level double flush WC, radiator, and vinyl flooring.

FIRST FLOOR

LANDING - With radiator, storage cupboard and loft hatch access.

MASTER BEDROOM - 4.1m x 4.3m (13'5" x 14'1")

With UPVC double glazed window to the front and radiator.

DRESSING ROOM - 2.03m x 1.65m (6'8" x 5'5")

Fitted wardrobes and radiator.

EN-SUITE - 2.03m x 1.22m (6'8" x 4')

With double walk-in tiled shower cubicle with thermostat shower, wall mounted wash hand basin with mixer tap, low level double flush WC, radiator, and vinyl flooring.

BEDROOM TWO - 3.05m x 3.73m (10' x 12'3")

With UPVC double glazed window to the front aspect, radiator, and storage cupboard.

BEDROOM THREE - 3.12m x 2.24m (10'3" x 7'4")

With UPVC double glazed window to the rear aspect, radiator, and USB sockets.

BEDROOM FOUR - 1.96m x 3.58m (6'5" x 11'9")

With UPVC double glazed window to the rear aspect, radiator, and USB sockets.

BATHROOM - 2.08m x 2.24m (6'10" x 7'4")

With a modern white three-piece suite comprising bath with mixer tap, thermostat mixer shower over and glass shower screen, wall mounted wash hand basin with mixer tap and low level double flush WC. Radiator, UPVC double glazed window with obscure glass and vinyl flooring.

EXTERNALLY

PARKING & GARDENS - To the front there is a block paved driveway providing off road parking for up to two vehicles leading to the garage and there is a lawned front garden. To the rear there is an enclosed southwest facing garden laid to lawn with paved path, patio and gated access to the driveway.

GARAGE - 2.95m x 6m (9'8" x 19'8")

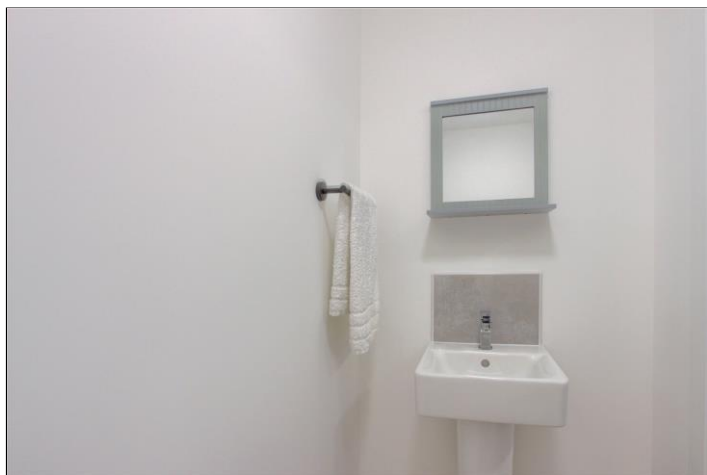
Integral garage with black up and over door, light, power, combination boiler, consumer unit, and internal fire door to the kitchen.

AGENTS REF: - JF/LS/NUN220096/18052022

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Eston office on

Tel: **01642 955180**



WHINFELL DRIVE, TS6 0BG



WHINFELL DRIVE, TS6 0BG



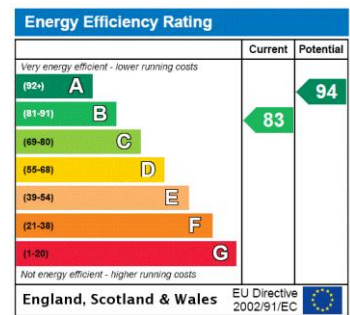
GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.

1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.

TOTAL FLOOR AREA: 1196 sq.ft. (111.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Eston Office on Tel: **01642 955180**
129 High Street, Eston, TS6 9JD