

ABBEY COURT, NORMANBY, MIDDLESBROUGH, TS6 9BU



- ▲ Extended Detached Property
- ▲ Four Bedrooms
- ▲ Two En-Suites
- ▲ Fantastic Normanby Location
- ▲ Stunning Kitchen Diner with Bi-Folding Doors
- ▲ 20ft Master Bedroom
- ▲ Garage Converted to Home Gym
- ▲ Recently Landscaped Rear Garden

£395,000

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Location, location, location! This stunning extended detached property is nestled within a highly desirable area of Normanby with oodles of space throughout including an excellent 20ft kitchen dining room opening through to the family room with wood burner. Early viewing is essential to appreciate this lovely family home.

GROUND FLOOR

HALL

Modern part glazed composite entrance door, oak panelled doors to the living room, kitchen dining room and WC and further door to a handy storage cupboard, UPVC white oak clad ceiling with downlighters, Karndean style flooring with detailed edging, and neutral carpet to staircase to the first floor.

WC

White suite with tiled splashback, laminate flooring, chrome ladder radiator, UPVC clad ceiling with downlighters and feature UPVC window.

LIVING ROOM - 4.45m (14'7") x 3.76m (12'4") increasing to 4.2m (13'9") into the bay

A cosy bay windowed room with feature wall and decorative marble fire surround with living flame gas fire, feature lighting, radiator, and UPVC window.

KITCHEN/DINING ROOM - 6.05m (19'10") reducing to 4.52m (14'10") x 6.15m (20'2") reducing to 1.68m (5'6")

A simply stunning room with a Howden's grey oak fitted kitchen with soft closing doors and square edge oak worktops. Offering masses of storage with Quartz topped island unit with seating area and discreet covered bar area. Integrated appliances include twin AEG electric ovens, microwave, and Neff five ring gas hob with extractor hood. Karndean style flooring flows through the entire space, large roof lantern in the dining area showering the room with natural light, bi-folding doors open to the rear landscaped rear garden, further door to the separate utility room and opening through to the family room.

UTILITY ROOM - 1.93m (6'4") reducing to 1.37m (4'6") x 2.9m (9'6")

A must have for any family home with matching kitchen units and hardwood worktops, plumbing for washing machine, grey metro tiled walls, and part glazed UPVC door to the side of the property.

FAMILY ROOM - 4.2m (13'9") reducing to 3.38m (11'1") x 4.14m (13'7")

A fantastic practical space with wood burning stove with oak mantel, feature lighting, Victorian style radiators, UPVC window overlooking the rear garden and oak panelled door to the home gym.

TO VIEW: Tel: 01642 955180

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HOME GYM - 3.35m x 5.03m (11' x 16'6")

This former garage has been converted to this fantastic space with masses of cupboard storage, cushioned gym style flooring, cupboard housing the Worcester combi boiler, and remote roller garage door.

FIRST FLOOR

LANDING - 2.51m (8'3") reducing to 1.52m (5') x 4.04m (13'3") reducing to 1.85m (6'1")

With panelled doors to all rooms, UPVC window, clad ceiling with downlighters, Victorian style radiator and access to the loft space via a retractable wooden loft ladder.

MASTER BEDROOM - 6.15m (20'2") reducing to 4.62m (15'2") including wardrobes x 6.12m (20'1") reducing to 1.02m (3'4")

A stunning vast master bedroom with fitted wardrobes and bedroom furniture, feature wall, UPVC window overlooking the rear garden and door to the en-suite.

EN-SUITE SHOWER ROOM - 3.38m x 2.03m (11'1" x 6'8")

A modern style white suite with walk-in thermostatic shower unit, extractor fan, cupboard storage, fully tiled walls, contrasting tiled flooring, chrome ladder radiator and UPVC window.

BEDROOM TWO - 3.84m (12'7") plus wardrobes x 3.5m (11'6")

A double room with bespoke feature wall and grey carpet, integrated wardrobes, radiator, UPVC window and door to the en-suite.

EN-SUITE - 1.83m x 1.83m (6' x 6')

White suite with thermostatic shower unit, extractor fan, vanity storage unit, cupboard storage, fully tiled walls, UPVC clad ceiling with downlighters, vinyl flooring, and UPVC window.

BEDROOM THREE - 2.82m x 3m (9'3" x 9'10")

A double room with grey carpet, radiator, and UPVC window overlooking the rear garden.

BEDROOM FOUR - 2.44m x 2.03m (8' x 6'8")

A nicely presented single room with feature wall, neutral carpet, radiator, and UPVC window.

BATHROOM - 3.53m x 1.88m (11'7" x 6'2")

White suite with over bath thermostatic shower with rinsing attachment, vanity storage, twin extractor fans, ladder radiator, fully tiled walls and flooring and UPVC window.

EXTERNALLY

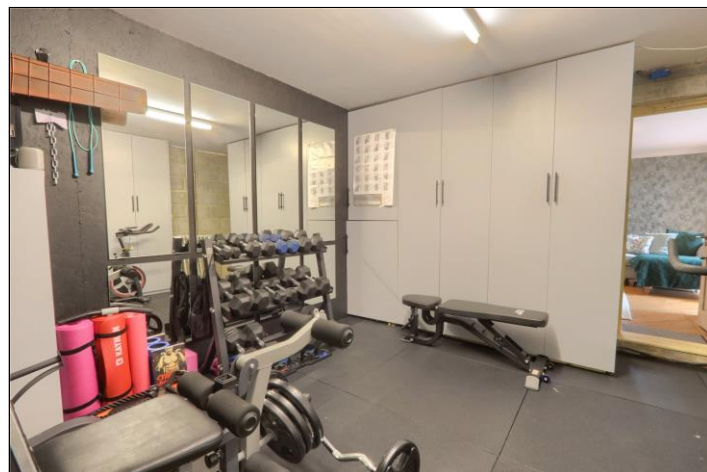
PARKING & GARDENS

The front of this prestigious property benefits from a generous block paved driveway with parking for numerous vehicles, a neat lawned frontage with stone pathways, outdoor power supply and gated access to the rear garden. The simply stunning landscaped rear garden is laid to lawn with neat border planting, paved pathways and patio areas, covered pergola with barbeque and pizza oven, a fantastic garden for entertaining friends and family with easy access to the kitchen dining room via the bi-folding doors. There is also an outdoor tap, brick built store area and gated access to the side of the property provides further area for storage.

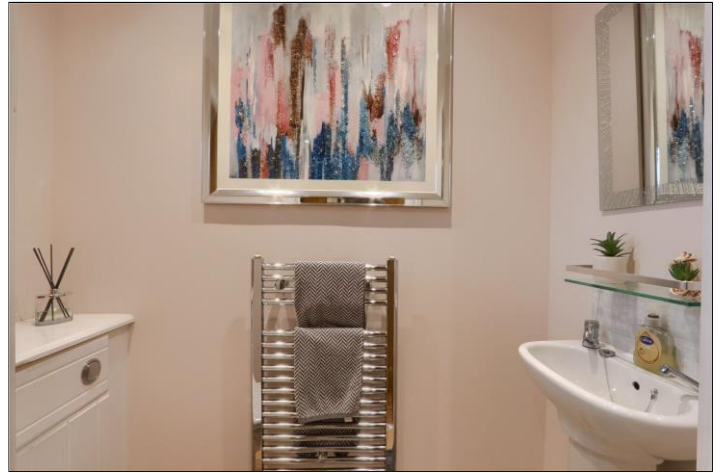
- Mains Utilities
- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal
- No Known Rights of Way

Council Tax Band: E

Tenure: Freehold



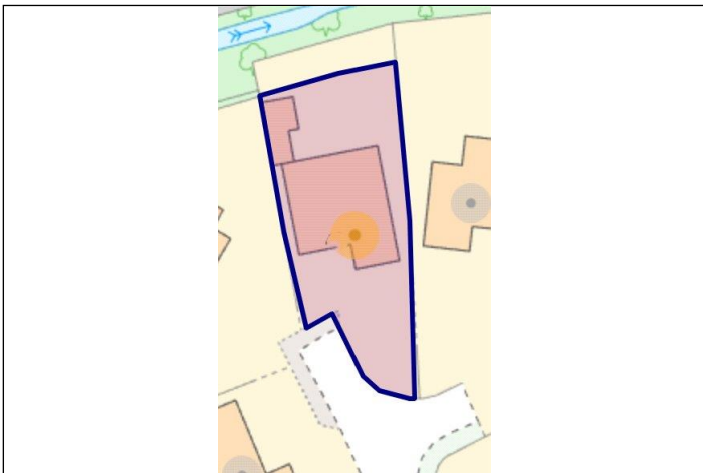
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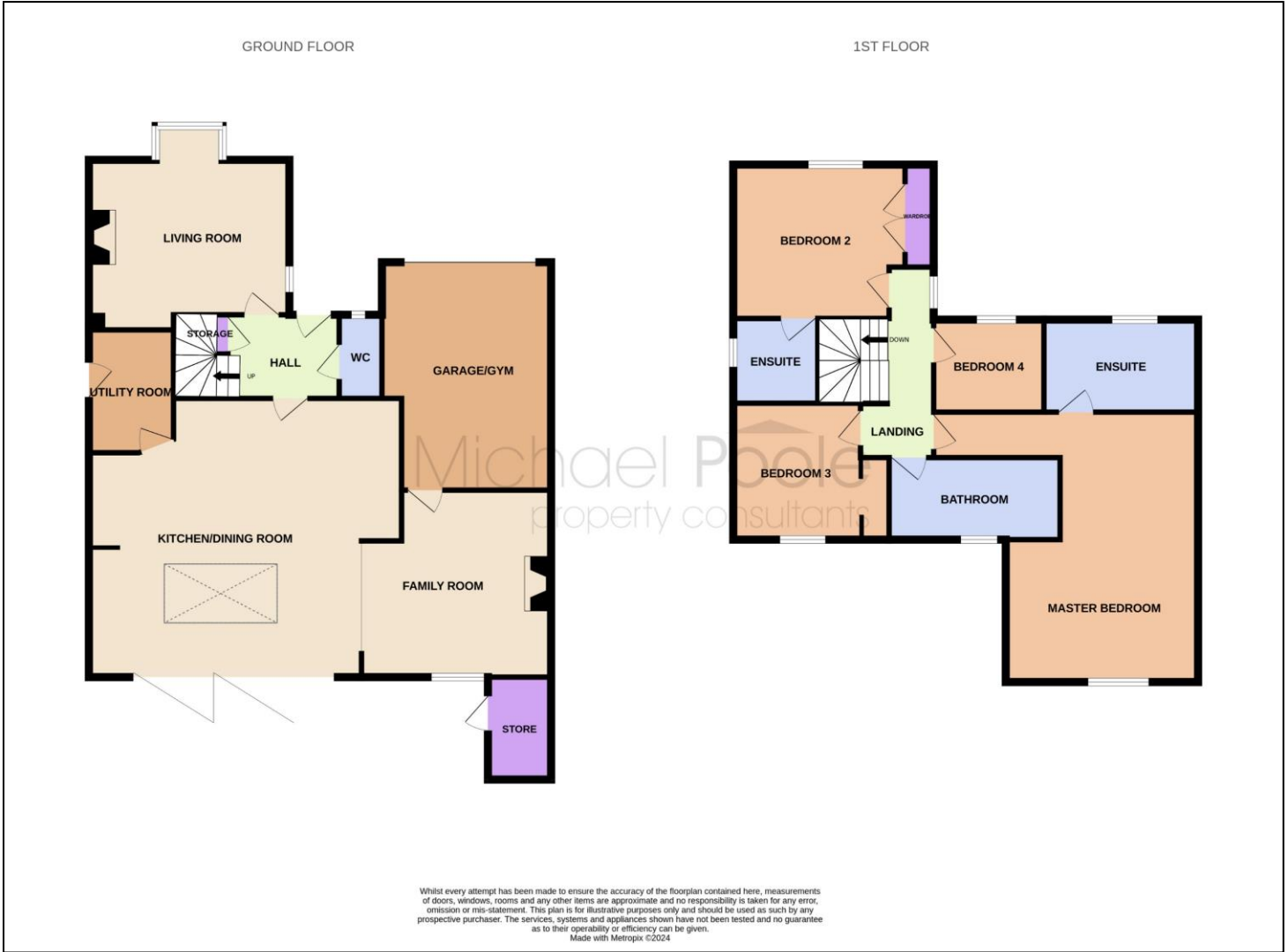


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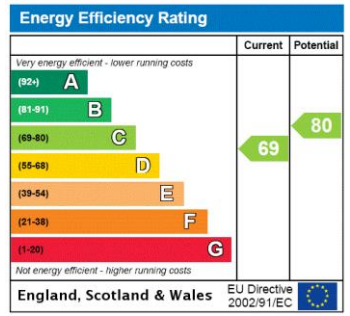


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TO VIEW: Contact our Eston Office on Tel: **01642 955180**
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