

ABBEY COURT, NORMANBY, MIDDLESBROUGH, TS6 9BU



- ▲ A Rarely Available Extended Four Bedroom Detached Family/Executive Home
- ▲ Occupying A Generous Plot Within this Quiet Cul-De-Sac in the Sought After Abbey Court Development in Normanby
- ▲ Attractively Presented Garden to The Front with Double Width Driveway & Double Garage
- ▲ Substantial Southwest Facing Rear Garden with Patio Area & Summerhouse
- ▲ Delightful Lounge with Feature Wood Burning Stove & Separate Dining Room
- ▲ Stunning 27ft Open Plan Kitchen/Diner/Family Room with Velux Roof Windows & French Doors to The Rear Garden
- ▲ Kitchen includes A Good Range of Modern Fitted Units & Integrated Dishwasher
- ▲ Utility Room with Internal Garage Access & Ground Floor Cloakroom/WC
- ▲ Family Bathroom with A Modern White Three Piece Suite including Shower Bath
- ▲ Four Bedrooms, All with Fitted Wardrobes & The Master Having an En-Suite Shower Room
- ▲ Gas Central Heating System, Dual Turn Rose Wood Double Glazed Windows & Security Alarm System

£395,000

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GROUND FLOOR

HALLWAY - 1.75m (5'9") reducing to 1.32m (4'4") x 4.9m

CLOAKROOM/WC - 1m x 1.5m (3'3" x 4'11")

LOUNGE - 3.53m (11'7") reducing to 2.67m (8'9") x 6.83m (22'5")

DINING ROOM - 2.67m x 3.66m (8'9" x 12')

KITCHEN - 5.18m x 2.8m (17' x 9'2")

DINING/FAMILY ROOM - 8.13m x 3.15m (26'8" x 10'4")
With under floor heating.

UTILITY ROOM - 2.13m x 3.35m (7' x 11')
With under floor heating.

FIRST FLOOR

LANDING - 2.62m x 1.73m (8'7" x 5'8")

MASTER BEDROOM - 2.77m (9'1") x 4.32m (14'2")
reducing to 3.7m (12'2")

EN-SUITE SHOWER ROOM - 1.93m x 2.08m (6'4" x 6'10")

BEDROOM TWO - 2.64m x 3.66m (8'8" x 12')

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BEDROOM THREE - 2.64m x 2.82m (8'8" x 9'3")

BEDROOM FOUR - 2.82m x 2.77m (9'3" x 9'1")

BATHROOM - 2.57m x 1.93m (8'5" x 6'4")

EXTERNALLY

DOUBLE GARAGE - 5.74m x 5.49m (18'10" x 18')

A double driveway provides off road parking and leads to a double garage with internal access to the property.

GARDENS

Front garden laid to lawn with neat borders and to the rear there is a substantial southwest facing enclosed garden laid to lawn with neat established flowerbeds and borders, summerhouse with full power supply, storage shed and paved patio area.

AGENTS REF: - JF/LS/RED220252/12042023

Council Tax Band: E **Tenure:** Freehold

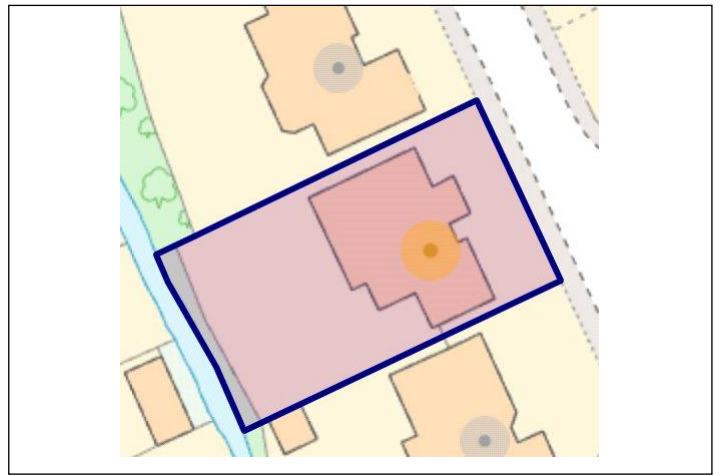
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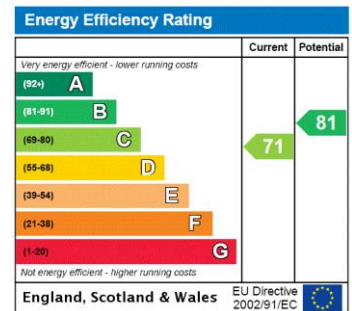
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
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