

WEST WOOD DRIVE, NORMANBY, TS6 0NB



- ▲ Sought After Normanby Residential Location
- ▲ Spacious Extended Corner Plot
- ▲ Double Garage & Double Driveway
- ▲ Superb Kitchen/Diner/Family Room
- ▲ Four Bedrooms & Family Bathroom

- ▲ Master Bedroom with En-Suite & Fitted Wardrobes
- ▲ West Facing Private Garden & Patio
- ▲ Close to Local Walks, Pubs & Amenities
- ▲ Viewing Highly Recommended

£310,000

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Well positioned close to Normanby's local shops, amenities, public houses, transport links and Flatts Lane Country Park.

Internally the property briefly comprises an entrance hall with ground floor cloakroom/WC, leading into the cozy bay fronted lounge with double doors opening into the bay fronted dining room. To rear of the property the superbly extended kitchen/diner/family room is warmed by a curved wood burning multi fuel stove. The kitchen features a good range of high gloss fitted units, integrated dishwasher and washing machine, high level double oven/grill and five ring gas hob.

The first floor offers four bedrooms with the master having an ensuite shower room and fitted wardrobes. The family bathroom features a white three piece suite.

The property benefits from a solar panel system, house and garage security alarm and camera system.

Externally there is a double width resin driveway leading to a detached double garage with electric roller door. There are neat lawned front and side gardens and a spacious enclosed west facing rear garden with spacious porcelain paved patio area, decking area and multi-purpose garden room.

A delightful family home close to popular schooling, local shops, amenities, transport links and Flatts Lane Country Park.

GROUND FLOOR

HALLWAY

LOUNGE - 3.53m x 5.05m (11'7" x 16'7")

DINING ROOM - 2.46m x 3.4m (8'1" x 11'2")

CLOAKROOM/WC

KITCHEN DINER - 7.34m x 3.38m (24'1" x 11'1")

FAMILY ROOM - 5.28m x 2.51m (17'4" x 8'3")

FIRST FLOOR

LANDING

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129 High Street, Eston, TS6 9JD

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MASTER BEDROOM - 4.47m x 3.07m (14'8" x 10'1")

EN-SUITE

BEDROOM TWO - 2.51m x 3.66m (8'3" x 12')

BEDROOM THREE - 2.3m x 2.62m (7'7" x 8'7")

BEDROOM FOUR - 2.3m x 2.62m (7'7" x 8'7")

BATHROOM - 2.46m x 2.18m (8'1" x 7'2")

EXTERNALLY

DOUBLE GARAGE - 5.3m x 6.02m (17'5" x 19'9")

A double resin driveway leads to a detached double garage with electric roller door.

GARDENS

Neat front and side gardens laid to lawn with established shrubs. To the rear there is a landscaped garden laid to lawn with attractive Porcelain paved patio, decking area and a multipurpose garden room.

AGENTS REF: - JF/LS/RED231059/12012024

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

TO VIEW: Contact our Eston office on

Tel: **01642 955180**



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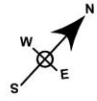
A photograph of the exterior of a Michael Poole property consultants storefront at night. The storefront is illuminated by blue neon lights. The sign above the entrance reads "Michael Poole property consultants". The windows display various property listings and information.

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Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

West Wood Drive

Approximate Gross Internal Area
1738 sq ft - 161 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	81	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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