



An immaculately presented four bedroom home enhanced by high quality fittings throughout. Pennyman Green is a small exclusive cul-de-sac of twelve detached executive homes set within the highly regarded village of Maltby, which offers convenient access to the surrounding towns of Yarm, Middlesbrough and Stokesley together with excellent transport links via the A19 road network. This particular property occupies an excellent plot, extending to 0.25 acres or thereabouts, with a stunning open aspect over farmland to the rear and enjoys landscaped gardens, a generous block paved double width driveway and detached double garage. Internally the tastefully presented accommodation briefly comprises; entrance hallway, cloakroom/WC, study, lounge, dining room, garden room, breakfast kitchen and utility room on the ground floor. The first floor landing provides access to four delightful bedrooms with the master having a walk-in wardrobe and en-suite shower room, together with a luxurious family bathroom. The property is warmed by a gas central heating system and provides double glazing and a security alarm system.





## **GROUND FLOOR**

### **ENTRANCE HALLWAY**

With double glazed entrance door, radiator, and staircase to the first floor.

### **INNER LOBBY**

With under stairs cupboard.

### **CLOAKROOM/WC - 1.50m x 1.23m (4'11" x 4')**

Low level WC and wash hand basin in vanity unit. Chrome effect heated towel rail and extractor fan.

### **STUDY - 3.54m (11'7") into bay x 2.80m (9'2")**

With radiator and double glazed bay window to the front.

### **LOUNGE - 6.05m (19'10") into bay x 3.78m (12'5")**

Living flame effect gas fire set in a feature surround with inset and hearth. Two radiators, double glazed bay window to the front and glass panelled double doors to .....

### **DINING ROOM - 3.77m x 3.52m (12'4" x 11'7")**

Radiator and double glazed window. Doors to garden room and kitchen.

### **BREAKFAST KITCHEN - 5.55m (18'3") x 2.83m (9'3") reducing to 2.58m (8'6")**

Offering an excellent range of high quality fitted units with granite worktops incorporating an under mounted one and a half bowl stainless steel sink unit with mixer taps. Built-in Neff double oven with microwave, induction hob, and extractor fan over. Integrated dishwasher and fridge. Radiator, double glazed window and downlighting. Double doors to garden room.

### **GARDEN ROOM - 4.63m x 2.78m (15'2" x 9'1")**

With vaulted ceiling, radiator, double glazed windows and double glazed French doors to the rear garden.

### **UTILITY ROOM - 2.80m x 1.52m (9'2" x 5')**

Matching fitted units with complementary worktops incorporating a stainless steel sink unit with mixer taps. Integrated washing machine and freezer. Wall mounted Worcester, radiator, downlighting and double glazed side access door.

## **FIRST FLOOR**

### **LANDING**

With radiator, built-in airing cupboard, additional storage cupboard and hatch to partially boarded loft with access ladder.



**MASTER BEDROOM - 3.88m x 3.81m (12'9" x 12'6")**

A delightful master bedroom with radiator and double glazed window.

**WALK-IN WARDROBE - 2.11m x 1.38m (6'11" x 4'6")**

With fitted clothes rails and shelving.

**EN-SUITE SHOWER ROOM - 2.69m (8'10") reducing to 1.62m (5'4") x 2.28m (7'6")**

Shower enclosure, wash hand basin in vanity unit and semi-recessed low level WC. Tiled walls and floor, chrome effect heated towel rail, double glazed window and downlighting.

**BEDROOM TWO - 3.53m x 3.17m (11'7" x 10'5")**

Fitted wardrobes, radiator, and double glazed window.

**BEDROOM THREE - 3.26m x 2.58m (10'8" x 8'6")**

Fitted wardrobes, radiator, and double glazed window.

**BEDROOM FOUR - 2.88m (9'5") x 2.87m (9'5") reducing to 1.88m (6'2")**

Fitted wardrobes, radiator, and double glazed window.

**BATHROOM - 2.84m x 2.61m (9'4" x 8'7")**

Luxuriously redesigned with an enclosed bath, floating wash hand basin and semi recessed low level WC. Separate Shower Enclosure, attractive wall and floor tiling, granite plinths, two Velux windows and chrome effect heated towel rail.

**EXTERNALLY**

**GARDENS & DOUBLE GARAGE**

Occupying a substantial plot extending to 0.25 acres or thereabouts with a lawned front garden having a variety of shrubs, together with a generous block paved double width driveway leading to the detached double garage. A side access path leads to the extensive rear garden which enjoys a very pleasant aspect overlooking adjoining farmland. Being mainly laid to lawn with established shrub borders, a generous paved patio area and timber shed.

**DOUBLE GARAGE - 5.64m x 5.52m (18'6" x 18'1")**

With electric roller door, side door, power points and lighting.

**TENURE - FREEHOLD**

**COUNCIL TAX BAND G**

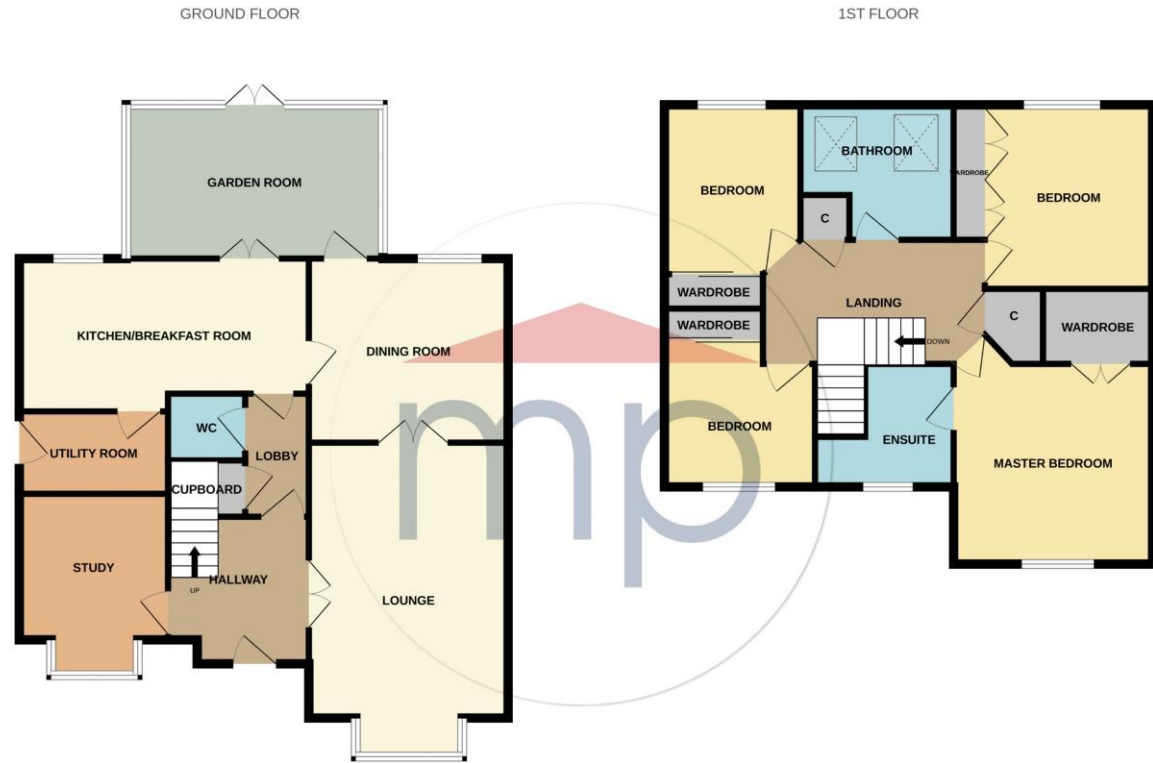


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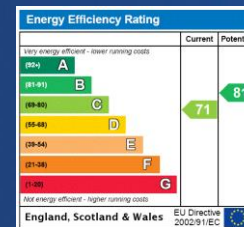
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