

WHINFELL DRIVE, NORMANBY, MIDDLESBROUGH, TS6 0BG



- ▲ Extended Detached House
- ▲ Five Bedrooms
- ▲ Garden Room/Bar
- ▲ Corner Plot
- ▲ Stunning Kitchen & Living Space

- ▲ Three Bathroom
- ▲ Popular Location
- ▲ Double Garage
- ▲ Off Street Parking
- ▲ Under Floor Heating in the Extension

£485,000

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With a substantial ground floor extension offering a stunning open plan living space featuring under floor heating, this five bedroom, three bathroom detached home certainly ticks all the boxes.

GROUND FLOOR

ENTRANCE HALL

LOUNGE - 4.78m x 3.78m (15'8" x 12'5")

A nicely presented front aspect room with UPVC bow window, tiled floors flowing from the hallway and radiator.

OPEN PLAN KITCHEN/LIVING AREA - 10.48m (34'5") x 8.58m (28'2") narrowing to 4.98m (16'4")

Very much the heart of the home offering fantastic living space for all the family with under floor heating and lots of natural light with electric Velux windows, floor to ceiling glass window and bi-folding doors with in-built blinds marrying the inside with the out.

No expense has been spared in this simply stunning open plan Kitchen and living space with a carefully designed Wren Kitchen with contrasting base, wall and drawer units, central island with pop-up plugs (2 sockets, Bluetooth speaker and wireless charger), integrated AEG induction hob, two integrated electric Neff ovens, wine cooler, dishwasher and space for American fridge freezer.

UTILITY ROOM - 1.74m x 1.88m (5'9" x 6'2")

Flowing from the kitchen this utility area has matching base and wall units with plumbing for a washing machine and downstairs WC. UPVC double glazed window, rear door and radiator.

WC - 0.97m x 1.88m (3'2" x 6'2")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.12m x 3.78m (10'3" x 12'5")

A fantastic principal bedroom to the front aspect with walk-in dressing room/wardrobe and en-suite shower room. UPVC double glazed window and radiator.

EN-SUITE SHOWER ROOM - 1.18m x 2.46m (3'10" x 8'1")

Fitted with a white suite with a thermostatic shower, extractor fan, tiled flooring, radiator, downlights and UPVC window.

DRESSING ROOM - 2.17m x 1.67m (7'1" x 5'6")

BEDROOM TWO - 3.65m x 3.03m (12' x 9'11")

Double bedroom to the rear aspect with fitted sliding door wardrobes, en-suite, UPVC double glazed window and radiator.

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EN-SUITE - 1.51m x 1.96m (4'11" x 6'5")

Fitted with a white suite with a thermostatic shower, extractor fan, low level WC, floating wash hand basin, radiator, downlights and UPVC window.

BEDROOM THREE - 2.91m x 3.96m (9'7" x 13')

Double bedroom to the rear aspect with UPVC double glazed window and radiator.

BEDROOM FOUR - 2.91m x 2.99m (9'7" x 9'10")

Double bedroom to the rear aspect with UPVC double glazed window and radiator.

BEDROOM FIVE - 2.47m x 2.24m (8'1" x 7'4")

Double bedroom to the rear aspect with UPVC double glazed window and radiator.

FAMILY BATHROOM - 1.95m x 2.67m (6'5" x 8'9")

A beautiful four-piece suite with panelled bath, walk-in shower cubicle with overhead shower, low level WC, floating wash hand basin, radiator and UPVC double glazed window.

EXTERNALLY

The front of this impressive property has been block paved providing off street parking for multiple cars and there is a front garden laid to lawn with well-established borders.

The rear garden has been carefully landscaped with a two porcelain tiled patio areas, pergola, grassed area and well maintained borders with a range of plants and shrubs.

GARDEN ROOM - A fabulous versatile space currently used as an entertaining space complete with lounge, bar area with under counter fridges, worktop space, sink with mixer tap and a separate cloakroom with vanity wash hand basin, low level WC and shower. The garden room also benefits from an air conditioning unit which can be used for hot and cold air, ethernet point and bi-folding doors again marry the inside with the out. A perfect place to enjoy the garden all year round.

DOUBLE GARAGE - Double garage with up and over garage door, electric points and integral door to main hallway.

AGENTS REF: - EE/LS/EST250051/15052025

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

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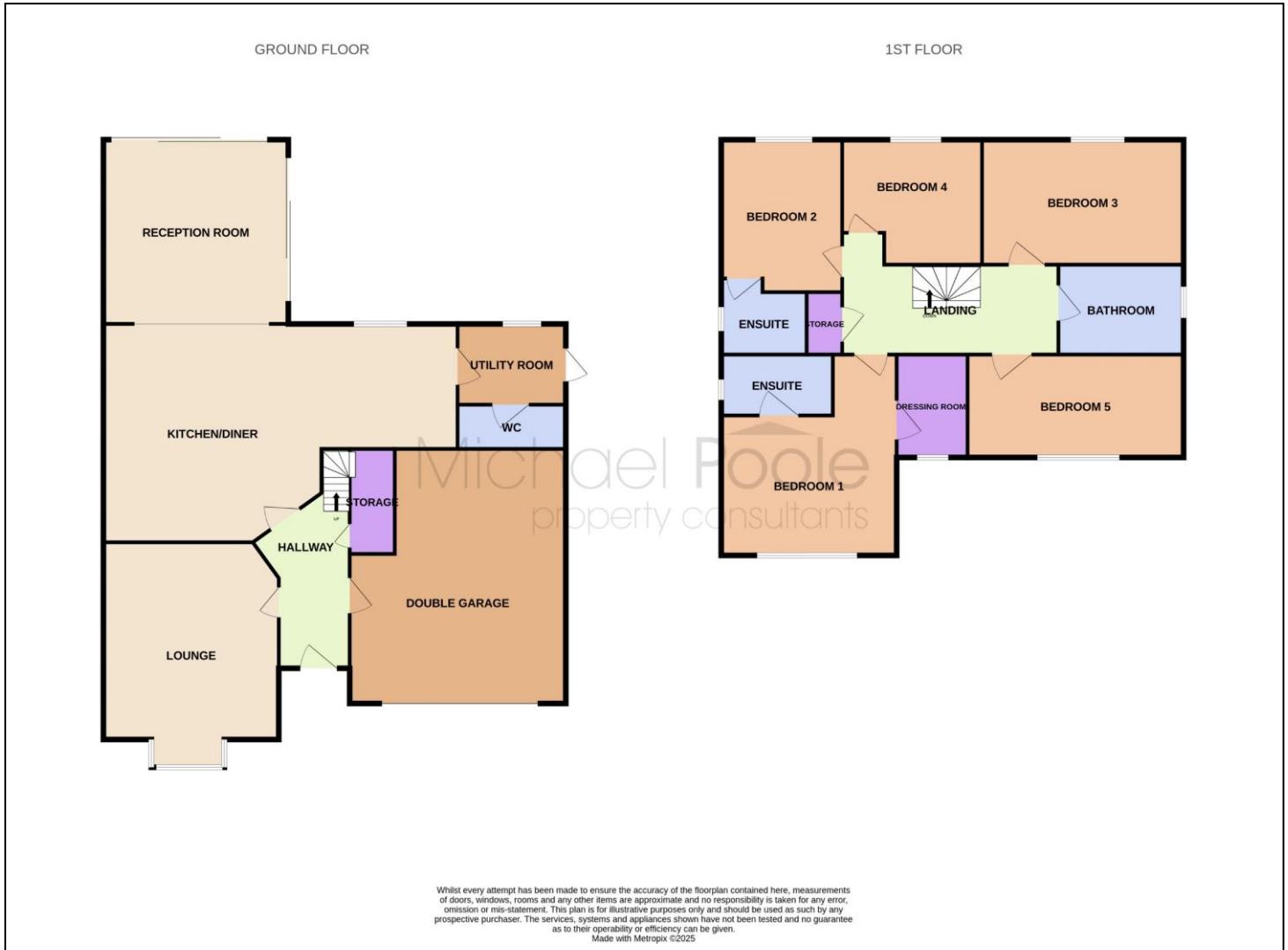


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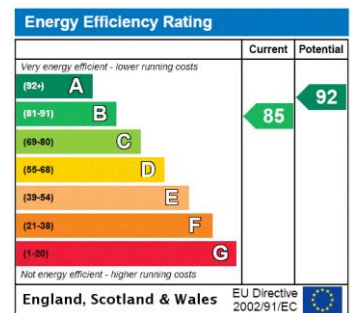


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