



Abbey Court, Normanby, Middlesbrough, TS6 9BU

A rare opportunity to purchase this extensively upgraded and extended four bedroom detached home with a double garage, situated in a sought after Normanby cul-de-sac.

The property features an entrance hall with a recently refurbished cloakroom/WC, leading to a spacious lounge with a log burning stove. The stunning open plan kitchen/dining/family room enjoys engineered hardwood flooring, contemporary units, a large island with a Belfast sink and wine cooler, quartz worktops, and a 5-ring range cooker. This wonderfully bright area features Velux windows and large bi-fold doors out to the landscaped rear garden. The family room area also features bi-fold doors overlooking the garden, creating an inside/outside feel. A high-spec utility room, complete with dog wash facilities, complements the kitchen.

Upstairs, the master bedroom includes built-in wardrobes and an en-suite with a large walk-in shower. Three further well proportioned bedrooms share a stylish family bathroom. Additional features include Wi-Fi ceiling speakers in kitchen/family area, a high-pressure hot water system, gas central heating (new boiler installed in 2025), and double glazing throughout.

Externally, the home offers a lawned front garden, a double-width block paved driveway, and a private southwest facing rear garden with an extensive porcelain tiled patio, outdoor kitchen area, pergola with adjustable slats, and beautifully finished raised borders.

Normanby benefits from excellent local amenities, well regarded schools, parks, and healthcare facilities. With easy access to Middlesbrough via the A174 and A19, this home is ideal for families and commuters alike.

£399,995



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HALL

CLOAKROOM/WC

6' x 3'5" (1.83m x 1.04m)

LOUNGE

16'1" x 10'7" (4.90m x 3.23m)

KITCHEN/DINING AREA

22'11" x 15'6" (6.99m x 4.72m)

UTILITY

5'2" x 7'6" (1.57m x 2.29m)

FAMILY ROOM

10'11" x 10' (3.33m x 3.05m)

LANDING

MASTER BEDROOM

14'1" x 10'10" (4.29m x 3.30m)

EN-SUITE

5'6" x 7'5" (1.68m x 2.26m)

BEDROOM TWO

10'11" x 10'3" (3.33m x 3.12m)

BEDROOM THREE

9'4" x 7'9" (2.84m x 2.36m)

BEDROOM FOUR

9'1" x 7'4" (2.77m x 2.24m)

BATHROOM/WC

6'3" x 6'3" (1.91m x 1.91m)

DOUBLE GARAGE

17'10" x 18'2" (5.44m x 5.54m)

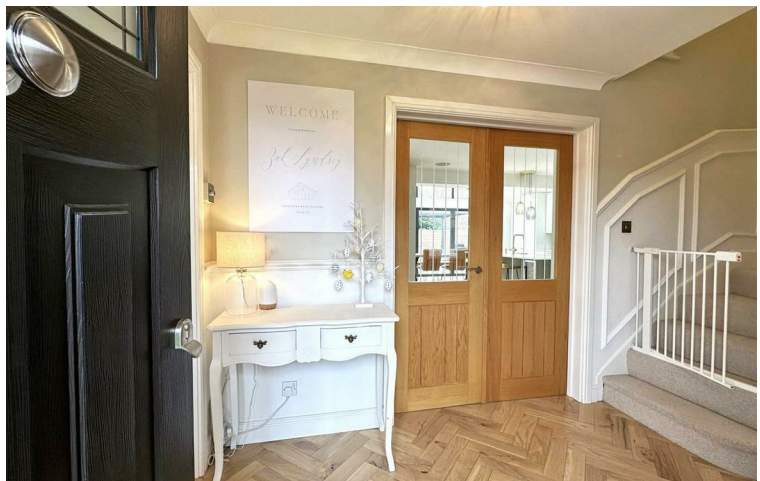
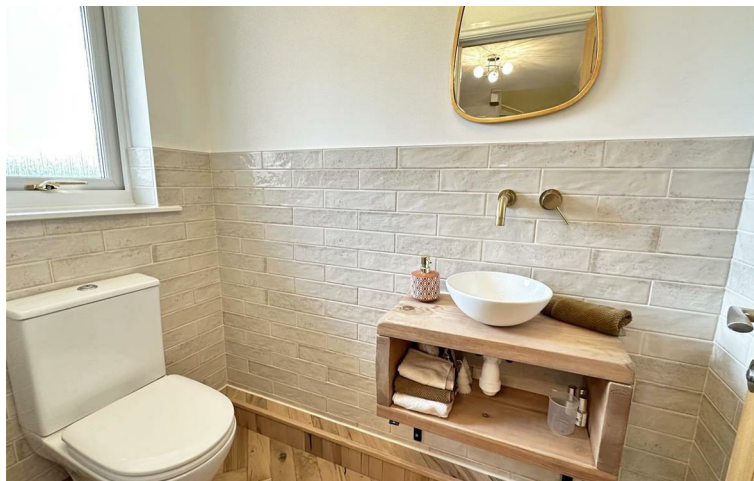
AML PROCEDURE

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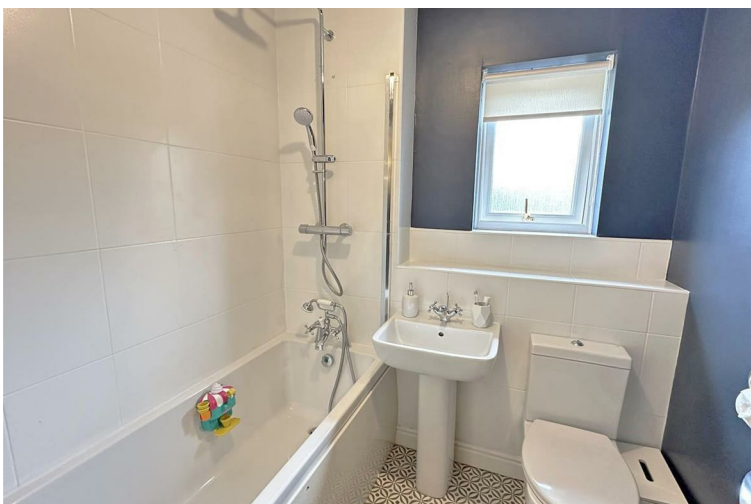


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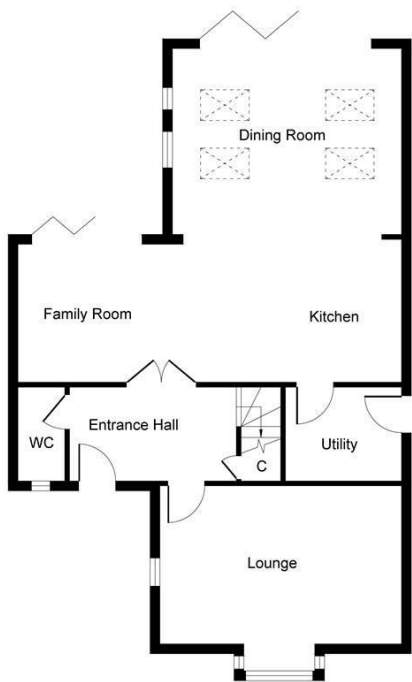
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Ground Floor



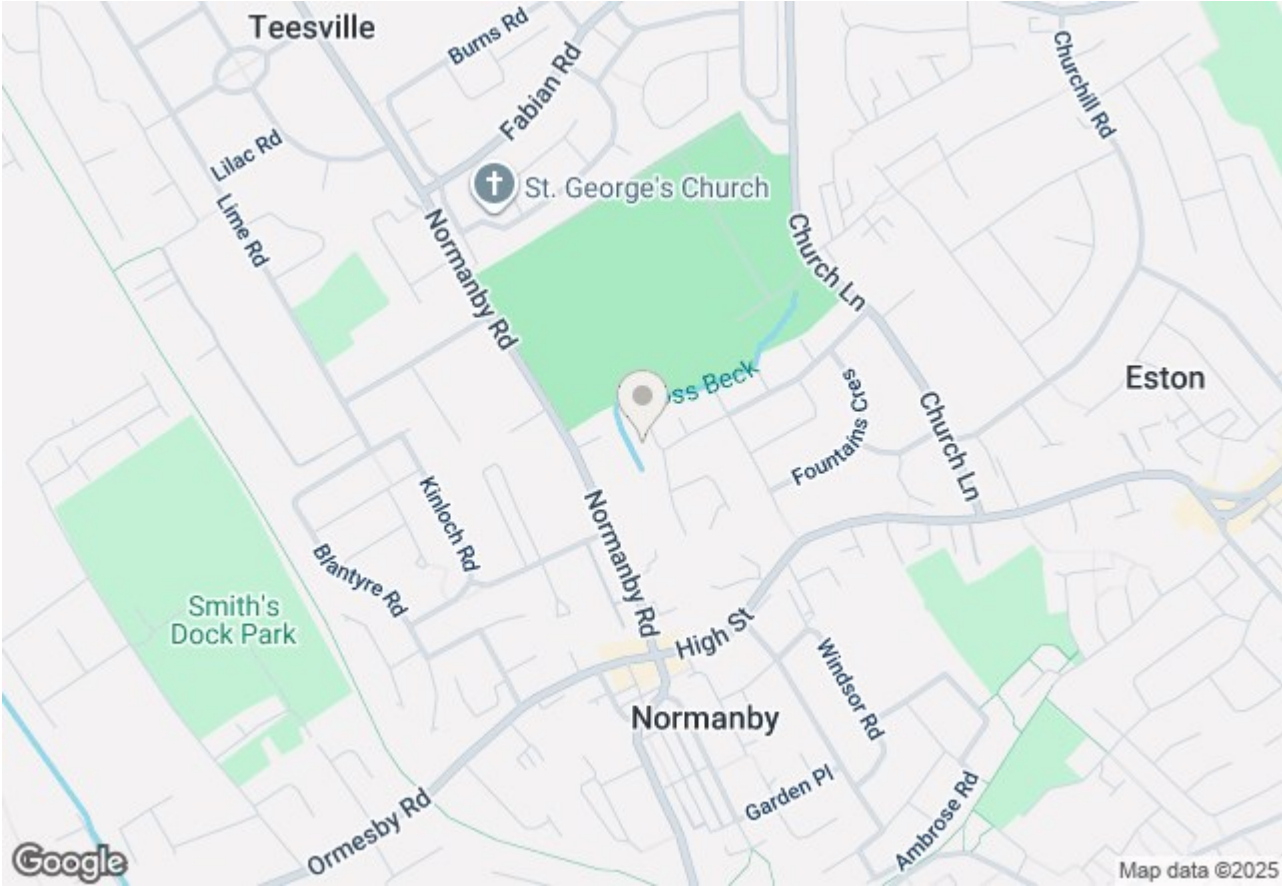
First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



VIEWING
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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