



## Moor View, Normanby, Middlesbrough, TS6 0NF

A truly magnificent four-bedroom detached family home situated to a cul-de-sac in the highly desirable and sought for upper area of Normanby. This modern and spacious home offers an extensive list of upgrades throughout, from tasteful decor, fixtures and fittings to refitted kitchen with granite worktops, conservatory and bathroom/ensuite. Comprising in brief; Entrance hall, living room, dining room, conservatory, kitchen, guest WC, four spacious bedrooms, master bedroom with ensuite, family bathroom, double driveway, integrated garage, gardens to front and rear. Viewing is absolutely essential to appreciate what's on offer! Offers welcome.

**An Outstanding Four Bedroom Detached Home**

**Double Glazed Glass Conservatory**

**Beautiful Rear Garden**

**A Cul-De-Sac Position In The Sought After Upper Normanby Area**

**Extensively Upgraded & Refitted**

**High End Kitchen With Integrated Appliances & Granite Worktops**

**Double Driveway & Integrated Garage**

**VIEWING ESSENTIAL / OFFERS INVITED**

**£224,995**

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## ENTRANCE HALL 13' 1" x 6' 0" (3.98m x 1.83m)

With a composite multi-locking external door, solid timber flooring, security alarm system, central heated radiator with timber cover, timber glazed doors to living room and kitchen, stairs to first floor.

## LIVING ROOM 15' 3" x 10' 5" (4.64m x 3.17m)

PVCu double glazed bay window with fitted venetian blinds, solid timber flooring, electric fire inset to feature surround, central heated radiator with timber cover, timber glazed door to the;

## DINING ROOM 8' 9" x 9' 1" (2.66m x 2.77m)

With solid timber flooring, central heated radiator, timber glazed door leading to the kitchen and PVCu double glazed French doors with fitted venetian blinds leading to the conservatory.

## KITCHEN 12' 5" x 16' 5" (3.78m x 5.00m)

A ultra-modern high gloss white kitchen with a comprehensive range of fitted wall, base and soft closing drawers, complimented by square top Granite work surfaces, black tiled splash backs, inset four ring gas hob, stainless steel extractor hood, double oven and grill, integrated dishwasher, washing machine, fridge freezer and wine cooler, inset one/half composite sink and drainer with mixer tap, tiled flooring, under unit lighting, wall mounted contemporary tower radiator, LED downlights, PVCu double glazed window with roller blind, under stairs storage cupboard, double glazed insert external door to the rear garden and door to guest WC.

## WC

Dual flush WC, hand wash basin, central heated radiator, tiled flooring and a PVCu double glazed window.

## CONSERVATORY 8' 0" x 7' 10" (2.44m x 2.39m)

A PVCu double glazed conservatory with French doors leading to the rear garden.

## FIRST FLOOR

### LANDING

With doors to four bedrooms and bathroom, airing cupboard housing the central heating boiler, loft access hatch with pull down ladder, with light and storage space.

## BEDROOM ONE 15' 5" x 10' 5" (4.70m x 3.17m)

A master double bedroom to the front aspect with PVCu double glazed window, fitted venetian blinds, central heated radiator with timber cover, luxury fitted carpets and fitted wardrobes.

## EN-SUITE 4' 6" x 6' 3" (1.37m x 1.90m)

With walk in shower enclosure, dual flush WC, hand wash basin inset to storage unit, ladder heated radiator, multi-media/bluetooth mirror, LED downlights to ceiling, PVCu double glazed window and tiled walls.

## BEDROOM TWO 12' 2" x 8' 7" (3.71m x 2.61m)

A second double bedroom with a PVCu double glazed window, fitted venetian blinds, central heated radiator and laminated timber flooring.

## BEDROOM THREE 9' 7" x 10' 5" (2.92m x 3.17m)

A third double bedroom with a PVCu double glazed window, fitted venetian blinds, central heated radiator and laminated timber flooring.

## BEDROOM FOUR 7' 7" x 9' 8" (2.31m x 2.94m)

A good sized single bedroom with a PVCu double glazed window, fitted venetian blinds, central heated radiator and laminated timber flooring.

## BATHROOM 10' 5" x 5' 4" (3.17m x 1.62m)

With a double ended panelled bath, mixer tap and hand shower attachment, dual flush WC, hand wash basin inset to storage unit, PVCu double glazed window with roller blind, chrome ladder radiator, half tiled walls and LED downlights.

## EXTERNALLY

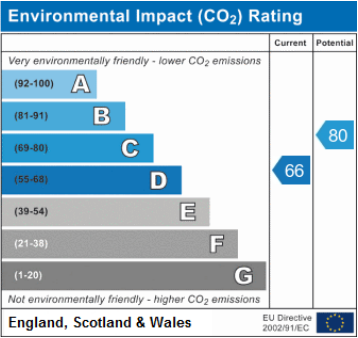
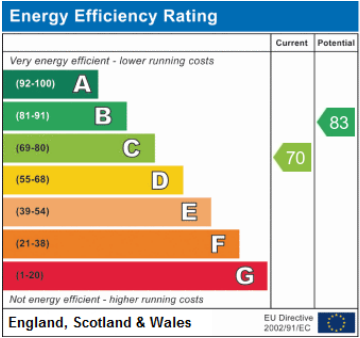
## DRIVEWAY, GARAGE & FRONT GARDEN 14' 0" x 9' 0" (4.26m x 2.74m)

A double driveway leads to an integrated garage, front landscaped/lawned garden and side access gate to rear garden.

Garage measurement above.

## REAR GARDEN

A very pleasant and private rear garden, landscaped with laid lawn, patio, decked and gravelled areas, mature shrubs and fruit trees.



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Ground Floor

First Floor

Total floor area 124.0 sq. m. (1,335 sq. ft.) approx

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. 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