



12 Boundary Road

Normanby, Middlesbrough, TS6 0HL

£260,000



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ENTRANCE

25'8 x 3'9 (7.82m x 1.14m)

As you step into the bungalow, you are greeted by a striking, dark blue composite double-glazed door that adds a touch of elegance to the facade. Upon opening the door, you find yourself in a warm and inviting entrance hall. The hall is adorned with bright white walls that bounce off the soft, plush carpet underfoot, creating a serene and calming atmosphere. A substantial central heating radiator sits strategically, providing comfortable warmth throughout the space.

From this central point, you can easily access the home's various areas. To one side, you'll find the spacious reception room, perfect for entertaining guests or relaxing after a long day. Three generously sized bedrooms offer ample space for rest and relaxation, while the family bathroom boasts modern fixtures and fittings.

The kitchen diner is the heart of the home, perfect for preparing meals and dining with family. Above, a loft space provides additional storage or could be transformed into an extra room. The layout of the bungalow is thoughtfully designed, offering a seamless flow from one room to the next.

RECEPTION ROOM

16' x 11'8 (4.88m x 3.56m)

welcome to a spacious and inviting reception room, perfectly positioned at the front elevation. This charming space boasts a stunning bow window facing the front, complimented by an additional double glazed window on the side, providing an abundance of natural light. The room features a fireplace set in an elegant feature surround, including an inset and a hearth and also a large central heating radiator. This room accommodates a plentitude of space for your essential living room furniture and the decor is tastefully neutral, adorned with crisp white walls and complemented by a neutral carpet, creating a blank canvas ready for your personal touch

MASTER BEDROOM

14'11 x 9'10 (4.55m x 3.00m)

The master bedroom exudes a charm that is both modern and timeless. Clad in a pristine white, the bow-fronted room beautifully integrates the built-in wall storage, wardrobes, and dressing table, all of which echo the same shade of white. The room's design is enhanced by a centrally-placed radiator that ensures warmth, while the carpet underfoot, in a tasteful neutral shade, adds a touch of softness, completing the room's inviting ambiance.

BEDROOM TWO

14'10 x 9'9 (4.52m x 2.97m)

The second bedroom, large in size, can easily accommodate a double bed, offering ample room to move around. It boasts a generous six-door built-in wardrobe, providing abundant storage space for all your belongings. Situated at the back of the house, the room is graced by a double glazed window that offers a charming view of the lush rear garden. This window ushers in a flood of natural light, creating a bright and airy space. Presently, the current owner utilises this room as an additional living area, enhancing the home's versatility

BEDROOM THREE

7'9 x 11'7 (2.36m x 3.53m)

The third bedroom, though the most compact of them all, is charmingly situated on the side. Despite its size, it can comfortably accommodate a double bed, as well as a smaller storage unit. A window graces the side of the room, permitting natural light to filter in, with a warmth-emitting radiator snugly positioned beneath it.

KITCHEN DINER

15'2 x 9'7 (4.62m x 2.92m)

The kitchen diner has been generously expanded, transforming it into a wonderfully spacious area for cherished family dining experiences. Adorned with sleek, modern white wall, base, and drawer units, the kitchen is further enhanced by the soft illumination of under-cupboard downlights. It boasts the added convenience of integrated appliances, including a

dishwasher, a hob, and a double oven.

The dining area is more than accommodating, offering ample space to house a dining room table for family gatherings or dinner parties. An inviting door leads directly to the serene rear garden, seamlessly integrating indoor and outdoor living. The entire space is beautifully complemented with stunning, durable wood flooring, lending an enduring touch of elegance to this heart of the home.

FAMILY BATHROOM

7'6 x 5'7 (2.29m x 1.70m)

The bathroom has been meticulously renovated and now boasts a spacious vanity unit, integrating the toilet and wash basin for optimal space utilisation. Within the room is a generously-sized bath, equipped with a shower overhead, promising a refreshing bathing experience. The decor is tastefully done in neutral hues of white and cream tiles that blend with the bath, adding to the room's serene ambiance. A UPVC double glazed frosted window is a notable addition, allowing in soft, diffused light while ensuring privacy. A large ladder-style towel warmer resides in the room, adding a touch of luxury and convenience. The room is elegantly illuminated with ceiling spotlights, but the crowning feature that elevates the comfort of this space to another level is the underfloor heating, promising a warm, cosy experience even on the coldest of days!

EXTERIOR

This charming bungalow is the epitome of comfort and convenience, ticking all the essential boxes for a serene living experience. The expansive driveway is a standout feature, easily accommodating off-street parking for multiple vehicles. Moreover, the property boasts a detached garage that adds to its functional appeal.

The front garden is an ode to simplicity and elegance with its gravelled aesthetic, designed for easy upkeep. It creates a welcoming entrance that sets the tone for the rest of the property.

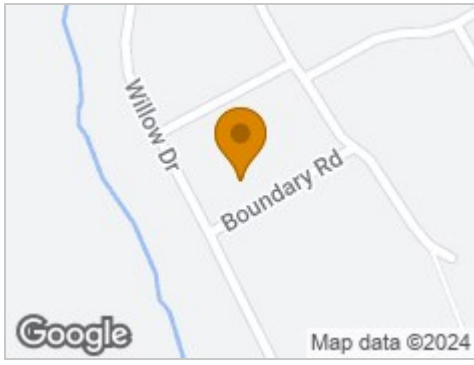
Beyond the structure, the rear area is a delightful outdoor haven. It features a sizeable patio space, an ideal setting for hosting gatherings or simply relaxing on bright, sunny days. Additionally, a generous portion of the backyard is laid with lush, green lawn, providing a tranquil backdrop for the home.

For those who prefer minimal yard upkeep, another section of this extensive outdoor space is gravelled, mirroring the low-maintenance front garden.

Located in a highly desirable area, this bungalow offers the best of both worlds - the peace of a quiet area combined with the convenience of proximity to local amenities. It is indeed a perfect blend of comfort, functionality, and location.



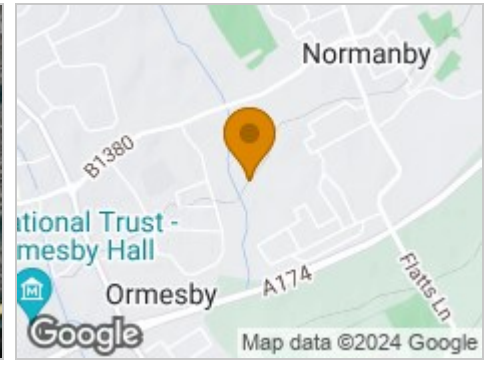
Road Map



Hybrid Map



Terrain Map



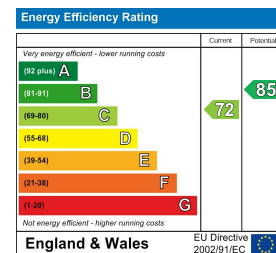
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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