

WHINFELL DRIVE, NORMANBY, MIDDLESBROUGH, TS6 0BG



- ▲ Detached Property
- ▲ Four Bedrooms
- ▲ Three Bathrooms
- ▲ Showstopper of a Family Home
- ▲ Spanning Approximately 1,400 Sq. Ft
- ▲ Envious Corner Plot
- ▲ 22ft Plus Kitchen Diner with Separate Utility
- ▲ Ground Floor WC
- ▲ Garage
- ▲ South to West Wraparound Gardens

Offers Over £359,950

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Sitting on an enviable corner plot, this nicely positioned family home ticks plenty of boxes. Sitting on approximately 1/10th of an acre with private south to west wraparound gardens, this stunning property has spacious rooms throughout including a 22ft kitchen diner with French doors to the sunny garden. Early viewing is advised to fully appreciate the position and condition of this excellent family home.

GROUND FLOOR

HALL - 2.10m (6'11") reducing to 1.20m (3'11") x 4.99m (16'4") reducing to 2.86m (9'5")

Part glazed composite entrance door, washed oak tiled flooring, modern style panelled doors to all rooms, large under stairs storage cupboard, radiator and staircase to the first floor.

LIVING ROOM - 3.45m (11'4") increasing to 4.35m (14'3") into the bay x 4.16m (13'8")

A nicely presented bay windowed room with tasteful decoration and lush grey carpet, radiator and UPVC window.

SNUG - 3.45m (11'4") reducing to 2.31m (7'7") x 2.60m (8'6") reducing to 1.07m (3'6")

A light and bright room with crisp white walls and grey carpet, radiator and twin UPVC windows.

WC - 1.03m x 1.44m (3'5" x 4'9")

White modern suite with part tiled walls, extractor fan, radiator and tiled flooring flows through from the hall.

KITCHEN DINER - 3.48m x 6.84m (11'5" x 22'5")

A fantastic family size room with a shaker style fitted kitchen with soft closing doors, roll edge worktops and upstands, integrated Zanussi electric oven and gas hob with glass splashback and stainless steel extractor hood, integrated fridge freezer and dishwasher. Breakfast bar area, brushed stainless steel sockets and switches, UPVC windows, French doors to the rear garden and further door to the utility.

UTILITY - 1.12m x 1.76m (3'8" x 5'9")

Matching kitchen units and worktops, stainless steel sink unit, plumbing for washing machine, a cupboard housing the Baxi combi boiler, radiator, flooring flows through from the kitchen, extractor fan, downlighters and part glazed composite door to the rear garden.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

www.michaelpoole.co.uk



WHINFELL DRIVE, TS6 0BG

FIRST FLOOR

LANDING - 4.23m (13'11") reducing to 2.11m (6'11") x 1.52m (5') reducing to 1.10m (3'7")

A spacious landing area with feature wall, radiator, shelved storage cupboard, access to the part boarded loft space and panelled doors to all rooms.

MASTER BEDROOM - 3.58m x 3.70m (11'9" x 12'2")

A lovely light and bright room with integrated sliding wardrobes, radiator, UPVC window overlooking the rear garden and door to the en-suite.

EN-SUITE - 1.98m x 1.77m (6'6" x 5'10")

A white modern suite with thermostatic shower, extractor fan, part tiled walls with stainless steel edging, tiled flooring, chrome ladder radiator, downlighters and UPVC window.

BEDROOM TWO - 3.49m x 3.23m (11'5" x 10'7")

With neutral decoration, integrated wardrobe storage, radiator and UPVC window with open views.

BEDROOM THREE - 3.50m (11'6") reducing to 2.51m (8'3") x 3.06m (10') reducing to 1.91m (6'3")

A light and bright room with grey carpet, radiator and twin UPVC windows offer open views.

BEDROOM FOUR - 2.44m x 3.52m (8' x 11'7")

A well presented room with neutral décor and grey carpet, integrated wardrobe storage, radiator and twin UPVC window.

BATHROOM - 3.20m (10'6") reducing to 2.39m (7'10") x 1.92m (6'4") reducing to 0.98m (3'3")

A white modern suite with thermostatic shower, extractor fan, bath with rinser shower attachment, part tiled walls, brushed stainless steel downlighters, chrome ladder radiator and UPVC window.

EXTERNALLY

GARAGE - 3.05m x 6.01m (10' x 19'9")

A larger than average garage with up and over door, power, lighting and eaves storage.

GARDENS & PARKING - The front of this enviable corner position property benefits from wraparound laid to lawn gardens with border planting, block paved driveway with parking for numerous vehicles and gated access to the rear garden. A real suntrap wraparound rear garden facing south to west and is laid to lawn with paved pathways, raised sundeck and hot tub area, outdoor power and water supply, a fantastic private garden, excellent for entertaining friends and family.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

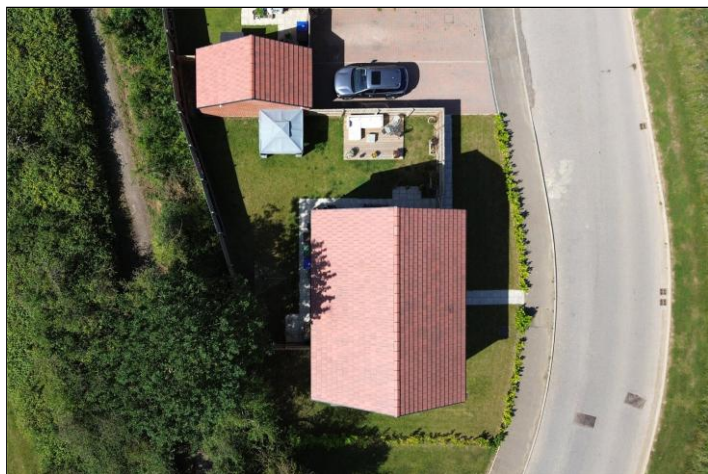
Council Tax Band: E **Tenure:** Freehold



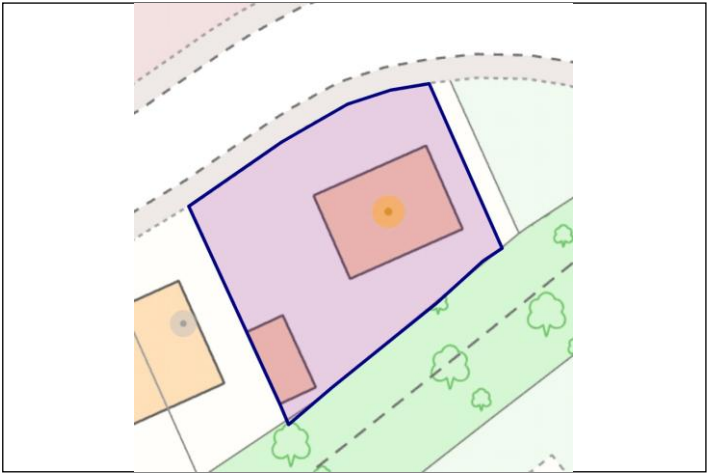
WHINFELL DRIVE, TS6 0BG



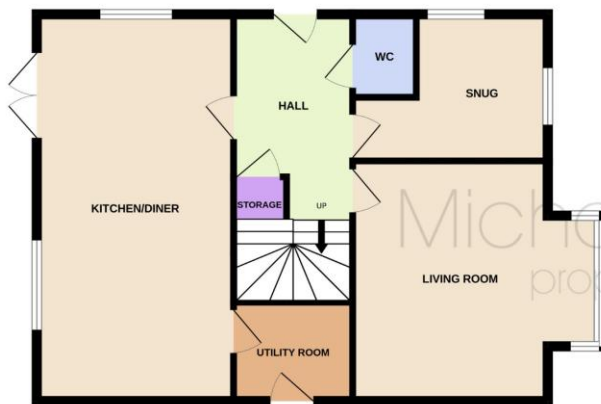
WHINFELL DRIVE, TS6 0BG



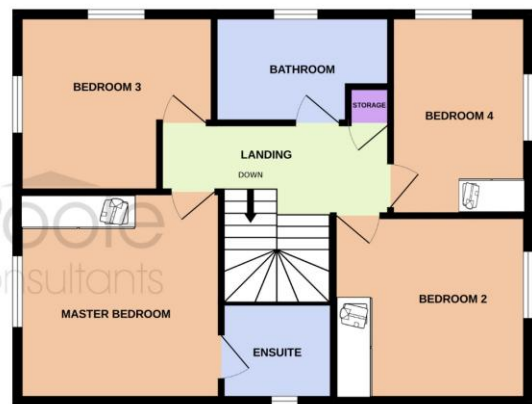
WHINFELL DRIVE, TS6 0BG



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Eston Office on Tel: **01642 955180**
129 High Street, Eston, TS6 9JD