



126 Whinfell Drive, Normanby

Offers Over £300,000





126 Whinfell Drive

Normanby, Middlesbrough

**** RECENTLY REDUCED **** A Fantastic & Modern Four Bedroom Detached Family Home! With Several Years Left on the NHBC, Off Street Parking for Two Cars, Private South Facing Rear Garden, Modern Kitchen, Master Bedroom En-Suite and More!

- RECENTLY REDUCED
- Detached Four Bedroom Family Home
- Integral Garage & Off Street Parking for Two Cars on a Block Paved Driveway
- UPVC Double Glazed Windows & Composite Front Door
- Outdoor Tap & Sockets
- Modern Kitchen with Fitted Appliances
- Stylish Bathroom with a Four-Piece Suite
- Master Bedroom with En-Suite
- Karndean Flooring
- Family Friendly Layout
- Walking Distance to Some Good Schooling & Local Amenities

126 Whinfell Drive

Normanby, Middlesbrough

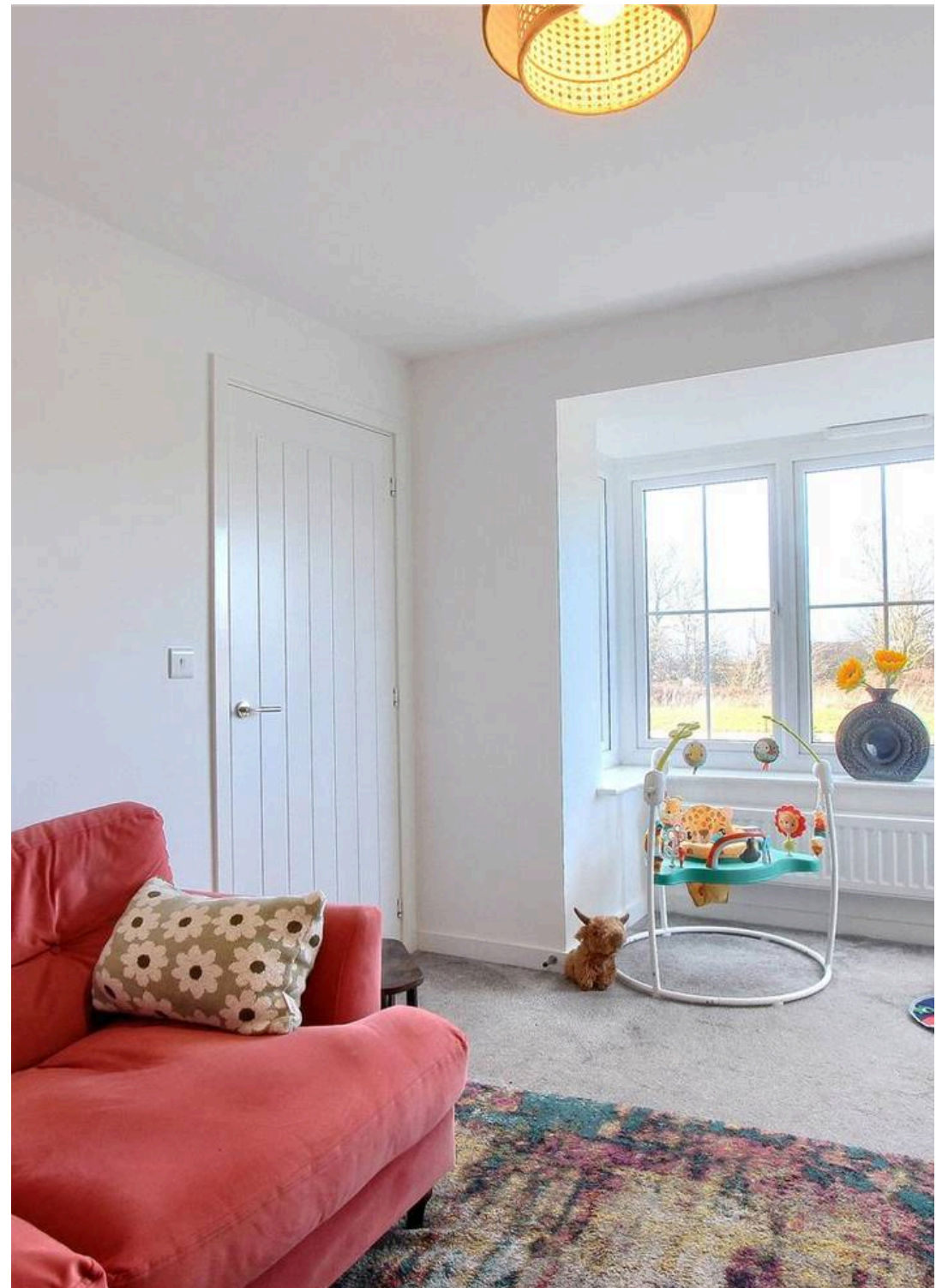
**** RECENTLY REDUCED **** Located near the hills which are great for walking, this four bedroom detached family home has everything you need and is within walking distance to some good schooling and local amenities! Notable features include four roomy bedrooms, off street parking, gas central heating system with a quality Baxi combi boiler, Karndean flooring, utility room, modern kitchen with fitted appliances, private rear garden, integral garage, master bedroom en-suite and a lovely outlook from the home with no homes built in front! The property comprises entrance hall, lounge, WC, open plan kitchen/diner/living area and utility room (There is access to the integral garage via the hallway). On the first floor there are four roomy bedrooms with the master having an en-suite and plenty of space for some fitted wardrobes. There is also a large family bathroom with four-piece suite. Externally to the front is off street parking on a block paved driveway and to the rear there is an enclosed south facing garden with a lawn and patio.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



GROUND FLOOR

Entrance Hall

Black composite entrance door, radiator, staircase to the first floor, Karndean flooring and access to the integral garage.

Lounge

9' 6" x 15' 5" (2.90m x 4.70m)

With radiator, bespoke built in media wall and views of Eston Nab.

WC

4' 7" x 3' 11" (1.40m x 1.20m)

Comprising close coupled WC, pedestal wash hand basin with mixer tap and splashback tiles, radiator, tiled flooring and extractor fan.

Kitchen/Diner/Living Area

25' 11" x 8' 6" (7.90m x 2.60m)

With Nordic Blue matt wall, drawer, and floor units, roll edge worktop, double electric oven, four ring gas hob with stainless steel splashback and stainless steel extractor fan, integrated fridge freezer and dishwasher, one and a half bowl stainless steel sink with mixer tap, under unit lighting, two radiators, Karndean flooring and French doors to the rear garden.

Utility Room

With roll edge worktop, space for washing machine, space for dryer, extractor fan, radiator, storage cupboard and Karndean flooring.

FIRST FLOOR

Landing



Bedroom One

13' 1" x 8' 10" (4.00m x 2.70m)

Large master bedroom with radiator, lights and switches beside the bed for convenience and walk-through dressing area with potential for fitted wardrobes leading to the en-suite. There also has unobscured views over Middlesbrough.

En-suite

8' 6" x 3' 11" (2.60m x 1.20m)

Comprising close coupled WC, wall mounted wash hand basin with mixer tap and splashback tiles, double shower cubicle with waterfall shower, tiled walls, radiator, tiled flooring and extractor fan.

Bedroom Two

9' 6" x 5' 11" (2.90m x 1.80m)

With radiator and built-in storage cupboard.

Bedroom Three

8' 2" x 13' 5" (2.50m x 4.10m)

With radiator and Ethernet cable running from the router which is currently used for a computer set up, suitable for a home office with reliable internet speeds.

Bedroom Four

9' 10" x 9' 6" (3.00m x 2.90m)

With radiator.

Bathroom

7' 10" x 9' 6" (2.40m x 2.90m)

Modern white four-piece suite comprising close coupled WC, pedestal wash hand basin with mixer tap and splashback tiles, bath, double walk-in shower cubicle with waterfall shower and splashback tiles, extractor fan, radiator and tiled flooring.



Bedroom One

13' 1" x 8' 10" (4.00m x 2.70m)

Large master bedroom with radiator, lights and switches beside the bed for convenience and walk-through dressing area with potential for fitted wardrobes leading to the en-suite. There also has unobscured views over Middlesbrough.

En-suite

8' 6" x 3' 11" (2.60m x 1.20m)

Comprising close coupled WC, wall mounted wash hand basin with mixer tap and splashback tiles, double shower cubicle with waterfall shower, tiled walls, radiator, tiled flooring and extractor fan.

Bedroom Two

9' 6" x 5' 11" (2.90m x 1.80m)

With radiator and built-in storage cupboard.

Bedroom Three

8' 2" x 13' 5" (2.50m x 4.10m)

With radiator and Ethernet cable running from the router which is currently used for a computer set up, suitable for a home office with reliable internet speeds.

Bedroom Four

9' 10" x 9' 6" (3.00m x 2.90m)

With radiator.

Bathroom

7' 10" x 9' 6" (2.40m x 2.90m)

Modern white four-piece suite comprising close coupled WC, pedestal wash hand basin with mixer tap and splashback tiles, bath, double walk-in shower cubicle with waterfall shower and splashback tiles, extractor fan, radiator and tiled flooring.

EXTERNALLY

Parking, Garage & Garden

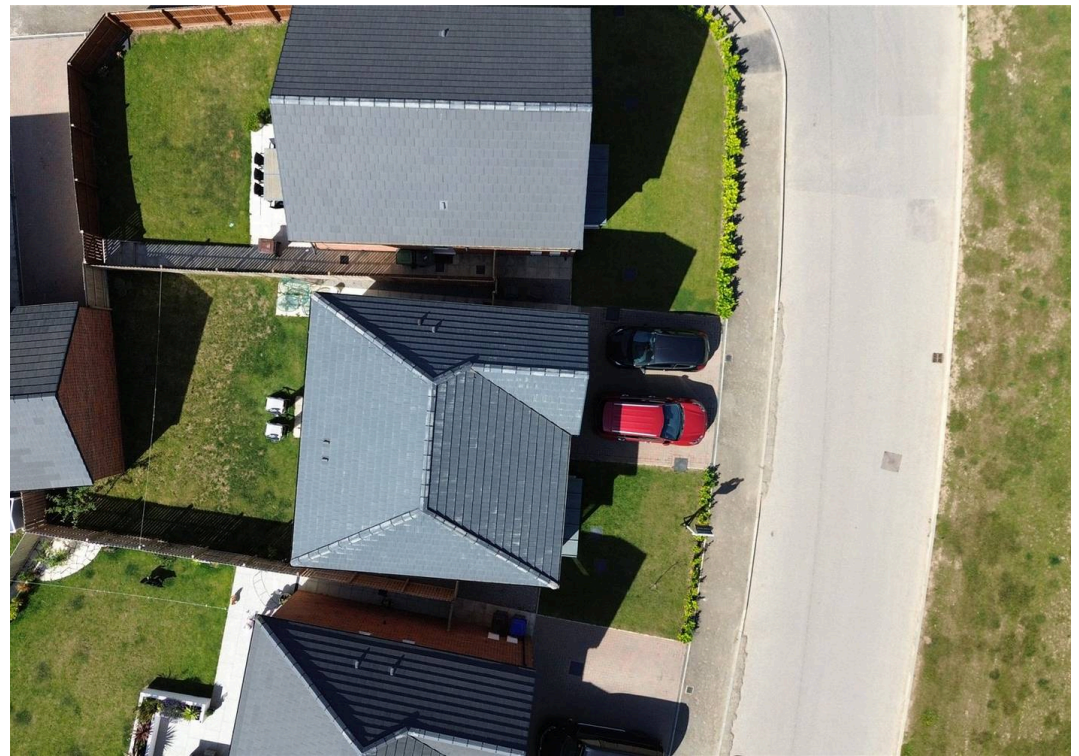
To the front there is off street parking for two cars on the block paved driveway leading to the integral garage and to the rear there is an enclosed south facing garden with lawn and patio area.

AGENTS REF:

TM/LS/RED250154/24022025





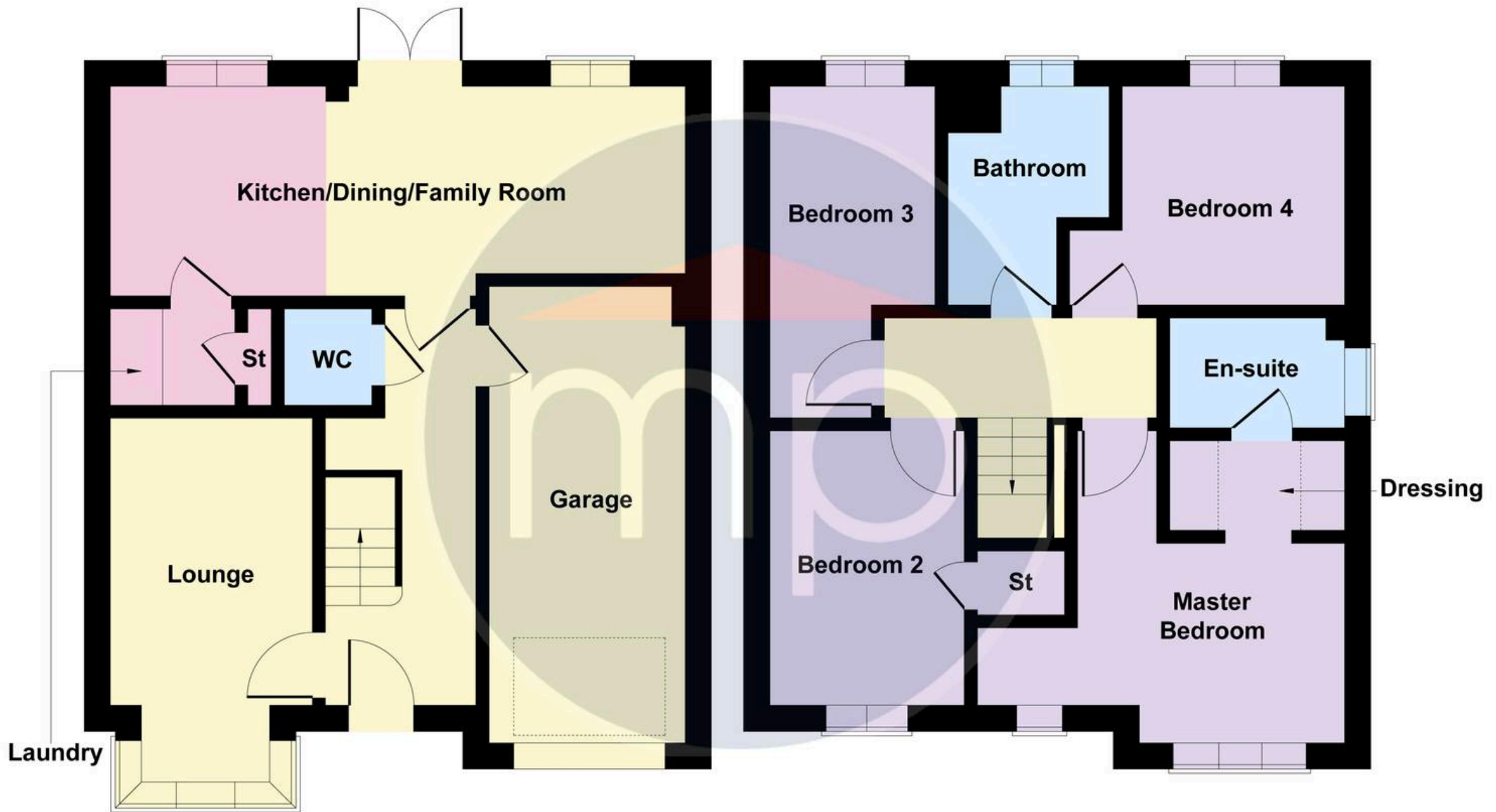




126 Whinfell Drive

Normanby, Middlesbrough

126 Whinfell Drive



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Michael Poole

Micheal Poole Ltd, 129 High Street – TS6 9JD

01642 955180

eston@michaelpoole.co.uk

michaelpoole.co.uk/