



## Pennyman Green, Maltby, TS8 0BX

Nestled in the picturesque village of Maltby, this stunning four-bedroom detached home offers a rare opportunity to embrace semi-rural living while enjoying modern comforts. With a large, south-facing rear garden, breathtaking countryside views, and a detached double garage, this property is a true gem.

Upon entering, a charming storm porch opens into a hallway featuring a cloakroom and WC. The lounge features a bay window, and a beautiful fireplace. Double doors lead from the lounge into a formal dining room, with access to the garden room. The kitchen/breakfast room complete with a range of units, granite worktops, luxury Amtico flooring, and integrated Neff appliances, including a double oven, induction hob, fridge, and dishwasher. The attached utility room offers additional storage, sink, integrated washing machine, and freezer. French doors from the breakfast area open into the garden room, offering panoramic views over the meticulously landscaped garden and open fields beyond. Adjacent to the lounge is a study, perfect for home working, with its own feature bay window.

Upstairs, the master bedroom benefits from a walk-in wardrobe and an ensuite shower room. Three further bedrooms, each with built-in wardrobes, are served by the family bathroom, which features a separate bath, a large shower, and luxury underfloor heating.

The property benefits from gas central heating, double glazing throughout, and a partially boarded loft with a ladder. It also enjoys a high pressure water system for added comfort.

Set within approx a quarter acre, the outdoor space is a real highlight. The front garden is beautifully landscaped with a manicured lawn, overlooking an attractive greenbelt with mature trees. A spacious block paved driveway provides ample parking for up to six cars and leads to a detached double garage with an electric door. To the rear, a paved patio leads onto a carefully tended lawn, bordered by established plants, and offers stunning views.

£550,000



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Maltby is an semi-rural village, offering a village hall and public house. The nearby town of Yarm provides a broader range of shops, restaurants, and bars. For commuters, the property enjoys excellent transport links with easy access to the A19, and Yarm Train Station and Teesside Airport are both just a short drive away.

## HALL

## LOUNGE

19'9" x 12'4" (6.02m x 3.76m)

## KITCHEN

18'2" x 8'5" (5.54m x 2.57m)

## DINING ROOM

12'4" x 11'5" (3.76m x 3.48m)

## CONSERVATORY

15'2" x 9'1" (4.62m x 2.77m)

## UTILITY ROOM

9'11" x 5' (3.02m x 1.52m)

## STUDY

11'7" x 9'1" (3.53m x 2.77m)

## DOWNSTAIRS WC

4'11" x 4' (1.50m x 1.22m)

## LANDING

## BEDROOM ONE

12'9" x 12'4" (3.89m x 3.76m)

## WALK IN WARDROBE

4'5" x 6'10" (1.35m x 2.08m)

## ENSUITE

8'9" x 7'5" (2.67m x 2.26m)

## BEDROOM TWO

11'6" x 10'4" (3.51m x 3.15m)

## BEDROOM THREE

10'11" x 8'5" (3.33m x 2.57m)

## BEDROOM FOUR

9'6" x 9'4" (2.90m x 2.84m)

## BATHROOM

9'4" x 8'6" (2.84m x 2.59m)

## GARAGE

18'6" x 18'2" (5.64m x 5.54m)

## AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



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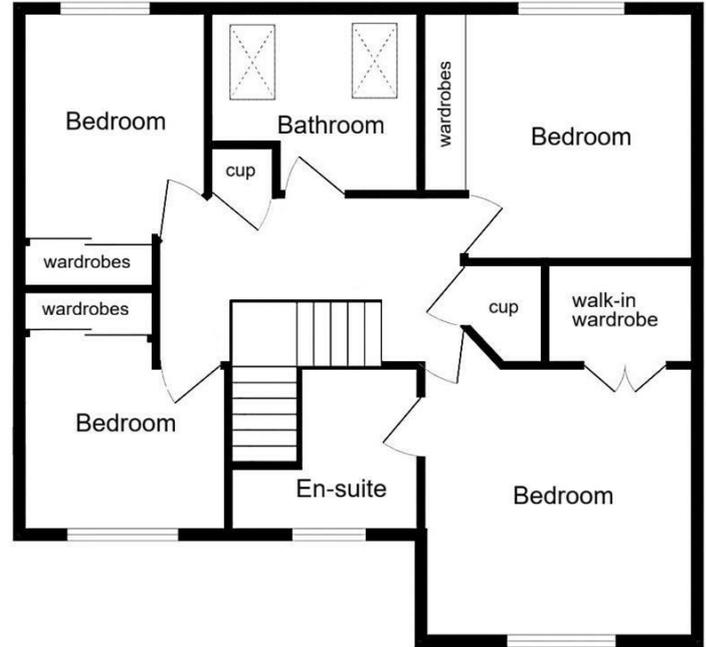
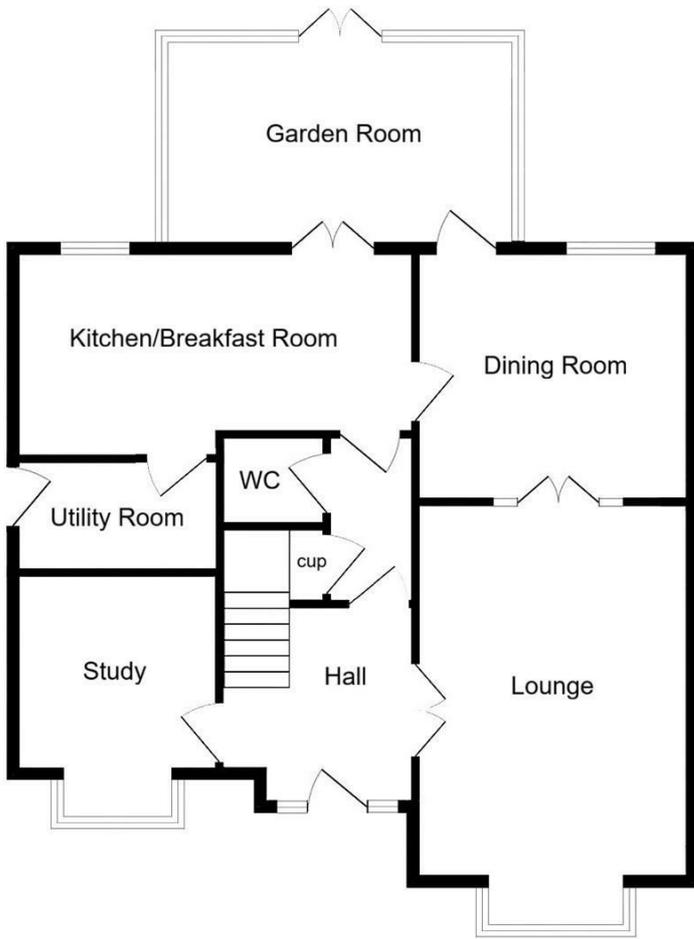


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	81
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

## VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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