



Glenmore Road, Normanby, TS6 0FF
4 Bed - House - Detached
£310,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: E



**SMITH &
FRIENDS**
ESTATE AGENTS

Glenmore Road

Normanby Middlesbrough TS6 0FF

Situated on an enviable corner plot within the highly sought-after Woodcross Gate development off Flatts Lane, this impressive four-bedroom detached family home was built to the popular 'Baywood' design by Miller Homes and benefits from the remainder of its NHBC warranty.

Beautifully presented throughout and finished with quality fixtures and fittings, the property offers spacious and versatile accommodation ideal for modern family living. A welcoming entrance hallway leads to a generous bay-fronted living room featuring a stylish media wall with integrated electric fireplace, while a second reception room provides the perfect snug, playroom or home office.

The heart of the home is undoubtedly the stunning 22ft+ open-plan kitchen/diner to the rear, boasting a contemporary fitted kitchen with a range of integrated appliances and ample space for both dining and entertaining. A separate utility room and convenient ground floor WC complete the accommodation on this level.

To the first floor are four well-proportioned double bedrooms, including a superb principal bedroom with fitted wardrobes and a stylish en-suite shower room. A modern family bathroom featuring both a bath and separate shower cubicle serves the remaining bedrooms.

Externally, the property continues to impress with a substantial west-facing rear garden, ideal for enjoying afternoon and evening sunshine. A detached garage and driveway parking for two vehicles are located to the rear.

An exceptional family home in a highly desirable residential location, early viewing is strongly recommended.











GROUND FLOOR

Hallway

13'1" x 6'9" (4.00m x 2.07m)

Living Room

11'10" x 11'3" (3.62m x 3.45m)

Snug / Office

8'6" x 7'7" (2.61m x 2.32m)

Kitchen / Diner

22'4" x 11'6" (6.83m x 3.53m)

Utility Room

5'8" x 6'9" (1.74m x 2.08m)

W/C

4'9" x 3'6" (1.45m x 1.07m)

FIRST FLOOR

Landing

3'4" x 13'9" (1.04m x 4.20m)

Bedroom 1

12'0" x 11'8" (3.67m x 3.57m)

En-Suite

5'8" x 6'5" (1.74m x 1.98m)

Bedroom 2

10'6" x 9'4" (3.21m x 2.87m)

Bedroom 3

9'11" x 11'4" (3.04m x 3.46m)

Bedroom 4

11'5" x 8'1" (3.48m x 2.47m)

Bathroom

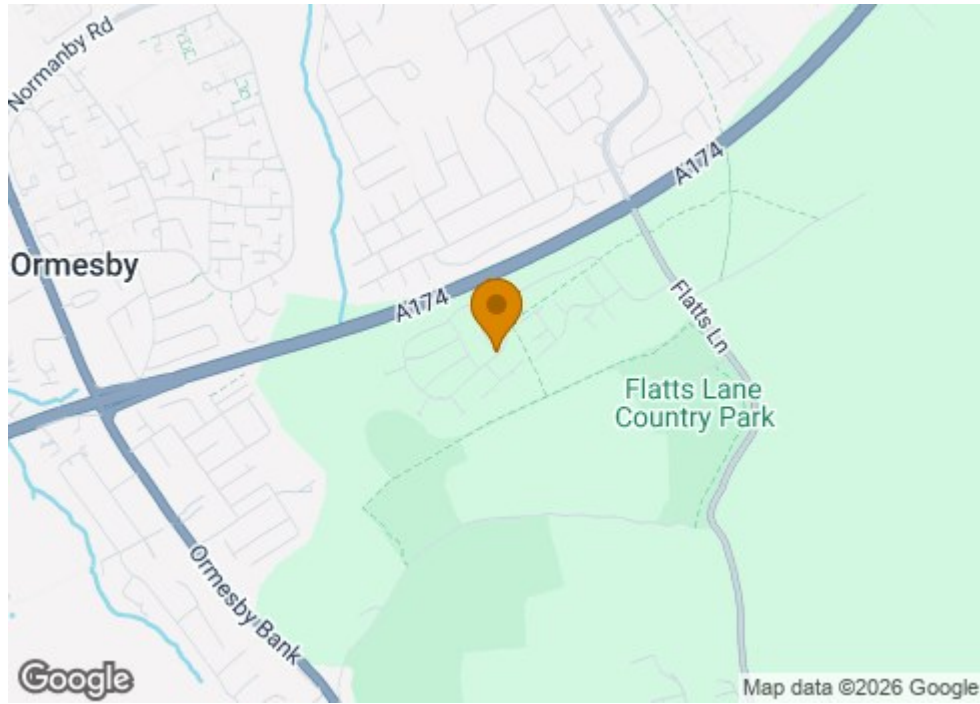
5'7" x 10'5" (1.71m x 3.20m)

EXTERNALLY

Garage

10'3" x 19'10" (3.14m x 6.07m)



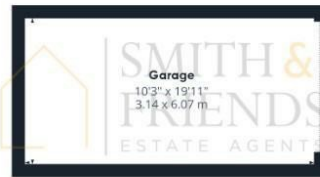




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
1491 ft²
138.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
Tel: 01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk



SMITH &
FRIENDS
ESTATE AGENTS