



PH ESTATE AGENTS



## 12 Whinfell Drive

Normanby, Middlesbrough, TS6 0BG

£359,995



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### HALLWAY

6'3" x 13'7" (1.91m x 4.14m)

The hallway to this property is modern and bright and gains access to the first floor, garage, reception room & open plan kitchen/diner.

### RECEPTION ROOM

10'11" x 19'2" (3.33m x 5.84m)

The reception room is spacious with a large double-glazed UPVC bay window looking onto the front aspect of the property providing a abundance of natural light. This room benefits from modern click LVT flooring which flows from the hallway with abstract wall decoration & two radiators for warmth.

### OPEN PLAN KITCHEN/ DINING ROOM

27'9" x 9'6" (8.46m x 2.90m)

The heart of the home can be found in the kitchen which spans an impressive 8.4 meters, providing ample space for preparing that family meal or spilling into the garden through the French doors to entertain friends and family.

Boasting a range of wall, base and drawer units in a timeless dove grey and matt black contrasting handles, this kitchen really does set president for luxury living.

Benefiting from a range of built-in appliances including upgraded 5 burner gas hob, integrated fridge/freezer, integrated microwave, integrated double oven, dishwasher and stainless steel sink and chrome mixer tap.

Whilst offering style from the off set, the room benefits from click LVT flooring which flows from the hallway into the utility room and a large radiator.

### UTILITY ROOM

5'4" x 6'0" (1.63m x 1.83m)

The utility room is located at the rear of the open plan

kitchen with space for a washing machine and dryer with wall units for storage. This room leads to both the rear garden and ground floor W/C.

### GROUND FLOOR W/C

Compromising a two-piece white suite made up of a toilet and wash basin with feature wall surround and small radiator.

### MASTER BEDROOM

11'0" x 10'4" (3.35m x 3.15m)

The master bedroom is situated at the front of the property with a large UPVC double-glazed window, T.V. Point, radiator, and en-suite with access to its very own walk-in wardrobe! This room offers everything anyone would need with the space that is provided and would comfortably fit a king bed with room to spare.

### EN SUITE

5'4" x 6'6" (1.63m x 1.98m)

The master bedroom en-suite comprises a double step-in shower cubicle, floating hand basin, low-level w/c, part tiled walls, extractor fan, radiator & double glazed frosted window to the front aspect of the property.

### BEDROOM TWO

10'6" x 10'0" (3.20m x 3.05m)

The second bedroom is set to the rear of the property and provides an exceptional amount of space for a nursery, children's room or additional bedroom. The vendor of the property has chosen bold colours to highlight its accessories with the benefit of a uPVC double glazed window and radiator.

### BEDROOM THREE

7'7" x 6'6" (2.31m x 1.98m)

The third bedroom is set to the rear of the property & is currently used as a home office. This room boasts the perfect amount of space for storage units and benefits

from a uPVC double glazed window with a abundance of natural light.

#### BEDROOM FOUR

8'10" x 13'1" (2.69m x 3.99m )

The fourth bedroom is set to the rear of the property and instantly gives that cool fresh look with pastel blue & white walls. This room has the fantastic addition of an en suite bathroom and the space for a king bed and storage units with a uPVC double glazed window to the rear aspect.

#### EN SUITE

5'7" x 6'6" (1.70m x 1.98m )

The fourth bedroom en-suite comprises a double step-in shower cubicle, floating hand basin, low-level w/c, part tiled walls, extractor fan, radiator & double glazed frosted window to the rear aspect of the property.

#### BEDROOM FIVE

8'10" x 10'4" (2.69m x 3.15m )

The fifth bedroom is located at the front of the property and would make the perfect guest bedroom. Set away from the further four bedrooms this room provides the space for a double bed with storage units and is in close proximity to the family bathroom.

#### FAMILY BATHROOM

7'3" x 5'11" (2.21m x 1.80m )

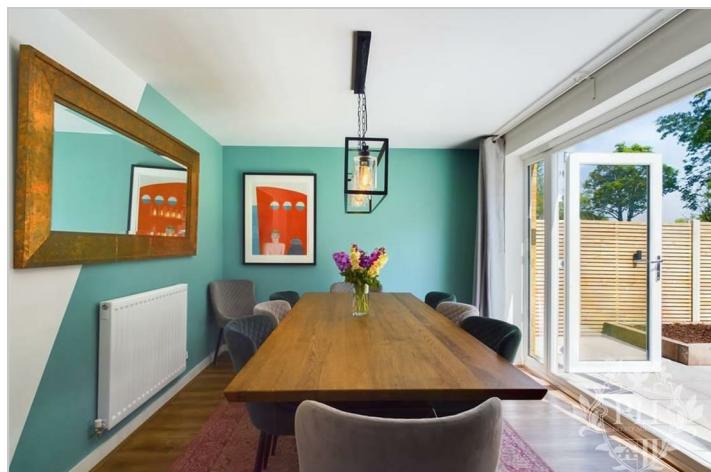
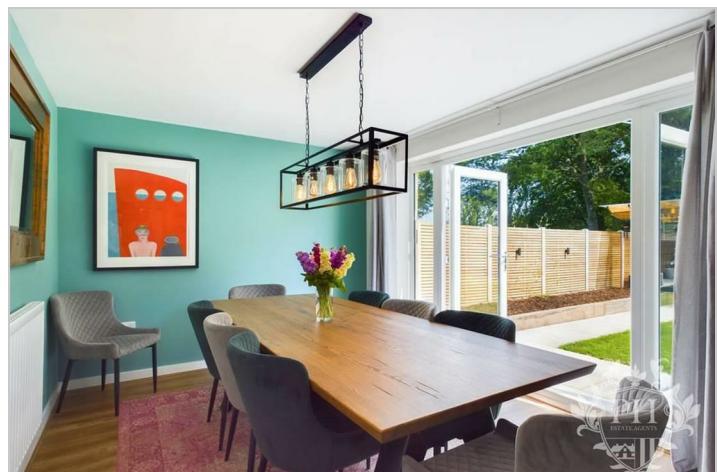
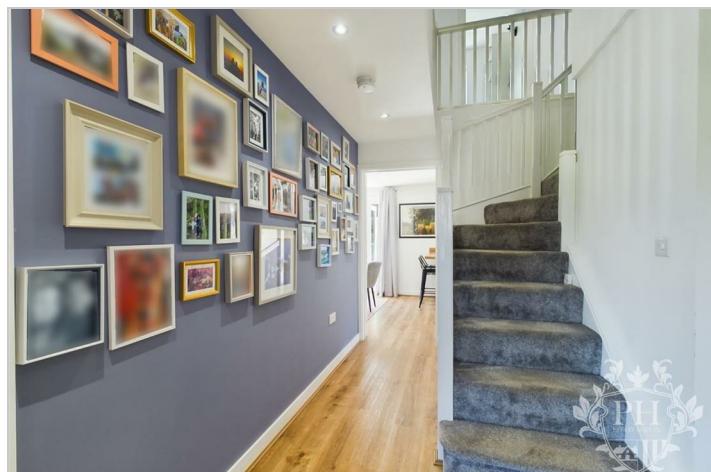
White three-piece suite comprising; a paneled bath with over head mixer tap shower, floating wash basin, low-level w/c, part tiled surround, dark tile effect flooring, extractor fan, radiator, double glazed window to the front aspect.

#### EXTERNAL

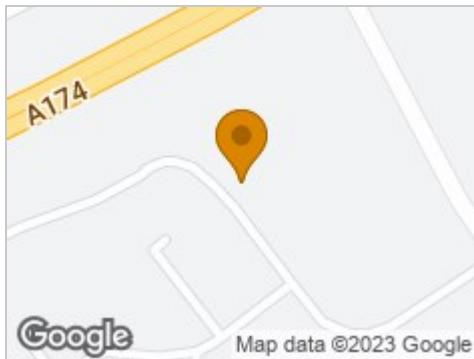
Front: The front of the property boasts a double block paved driveway & garage with privets and lawn area. This property offers a fantastic first impression with its impressive size and the knowledge that the side aspect will not have further building work.

Rear: Beautifully landscaped garden which provides an exceptional amount of space for outdoor living, with a large pergola & porcelain tile surround. The rear garden is the perfect space and set up for spending summer days/ nights with family & friends with feature lighting surround.

Garage - The double garage homes the property boiler, an abundance of space for storage and benefits from electrics, electric door and internal access.



## Road Map



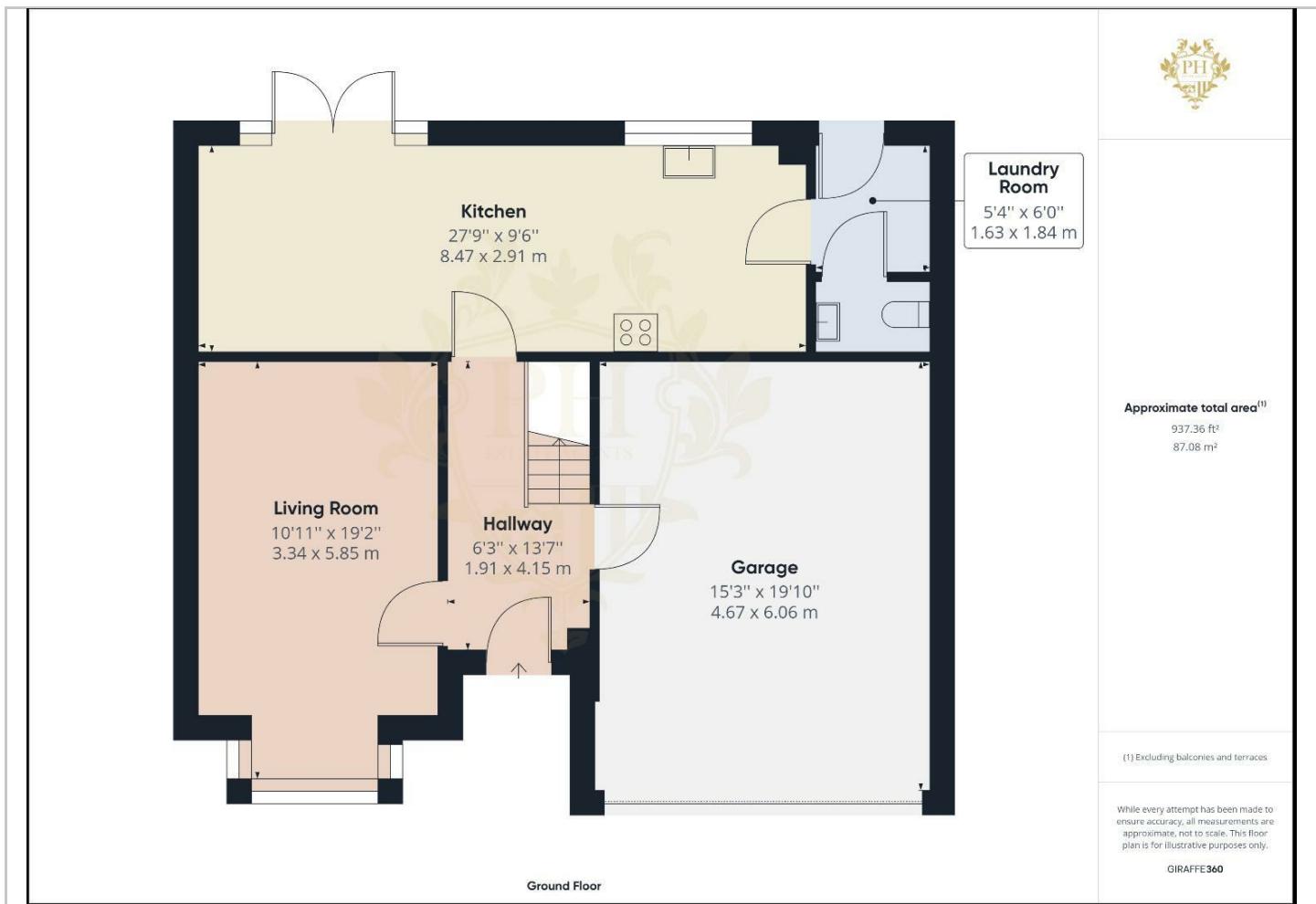
## Hybrid Map



## Terrain Map



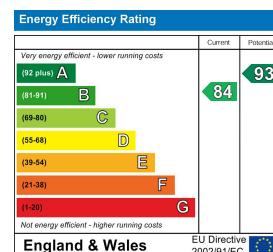
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.