

FEARNHEAD, MARTON, MIDDLESBROUGH, TS8 9XN



- ▲ A Beautifully Presented Four Bedroom Detached Residence
- ▲ Located in This Sought After Area of Marton
- ▲ Open Plan Kitchen Diner Opening to Garden Room with Lovely Views Over the Garden
- ▲ Separate Utility & Extended Study
- ▲ Bay Fronted Living Room
- ▲ Four Generous Size Bedrooms, Master with Modern En-Suite Shower Room
- ▲ Modern Family Bathroom
- ▲ Block Paved Driveway Offering Ample Parking & Single Garage
- ▲ Spacious Enclosed Landscaped Rear Garden

Offers Over £340,000

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A beautifully presented four bedroom detached residence located in this sought after area of Marton. Features include a beautiful open plan kitchen diner with a modern range of units, island, integrated appliances and opening into a spacious garden room with pleasant views over the rear garden, extended study, bay fronted living room, utility room, four generous size bedrooms, master with modern en-suite shower room, modern family bathroom, ample off road parking on a block paved driveway, single garage and a spacious enclosed landscaped rear garden.

GROUND FLOOR

ENTRANCE HALL - With wood flooring, feature panelling, storage cupboard and oak staircase with glass insert to the first floor.

GROUND FLOOR WC - With low level WC and wash hand basin.

STUDY - 3.5m x 2.06m (11'6" x 6'9")

Extended to the front to offer additional storage and featuring a built-in desk, built-in shelving and drawers and wood flooring.

LOUNGE - 6.4m x 3.3m (21' x 10'10")

With bay window to the front elevation, wood flooring and feature fire surround with inset fire.

KITCHEN DINER - 7.34m x 3.05m (24'1" x 10')

With a stunning range of modern fitted wall and floor units, granite work surfaces, large island, integrated fridge freezer, double oven, induction hob with extractor over and dishwasher. Herringbone style flooring, built-in display cabinet with internal lighting and opening to ...

GARDEN ROOM - 4m x 3.15m (13'1" x 10'4")

With lovely views over the rear garden, Herringbone style flooring, spotlighting and French doors to the side elevation.

UTILITY ROOM - 2.06m x 1.52m (6'9" x 5')

With a modern range of units, space for washing machine and dryer, built-in storage and side external door.

FIRST FLOOR

LANDING - With storage cupboard.

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BEDROOM ONE - 4.55m x 3m (14'11" x 9'10")

With wood flooring and built-in wardrobe.

EN-SUITE SHOWER ROOM - 2.74m x 1.47m (9' x 4'10")

Modern suite comprising large shower enclosure, floating wash hand basin, low level WC, vertical heated towel rail, tiled walls and floor and spotlighting.

BEDROOM TWO - 3.3m x 2.82m (10'10" x 9'3")

With large built-in wardrobe over stairs.

BEDROOM THREE - 3.28m x 2.64m (10'9" x 8'8")

With built-in wardrobe.

BEDROOM FOUR - 2.46m x 2.16m (8'1" x 7'1")

BATHROOM - 2.36m x 2.3m (7'9" x 7'7")

Comprising large freestanding oval bath, floating basin, low level WC, shower cubicle, fully tiled walls and floor, spotlighting and chrome heated towel rail.

EXTERNALLY

PARKING, GARAGE & GARDENS - Externally the property is positioned within a lovely area of Marton and features block paving to the front providing additional parking, lawned garden and a block paved driveway leads to a single garage. To the rear there is a lovely spacious well-maintained landscaped garden with two decked areas, lawn, raised borders and enjoys a lovely sunny aspect.

AGENTS REF: - DP/LS/NUN260202/27032026

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**



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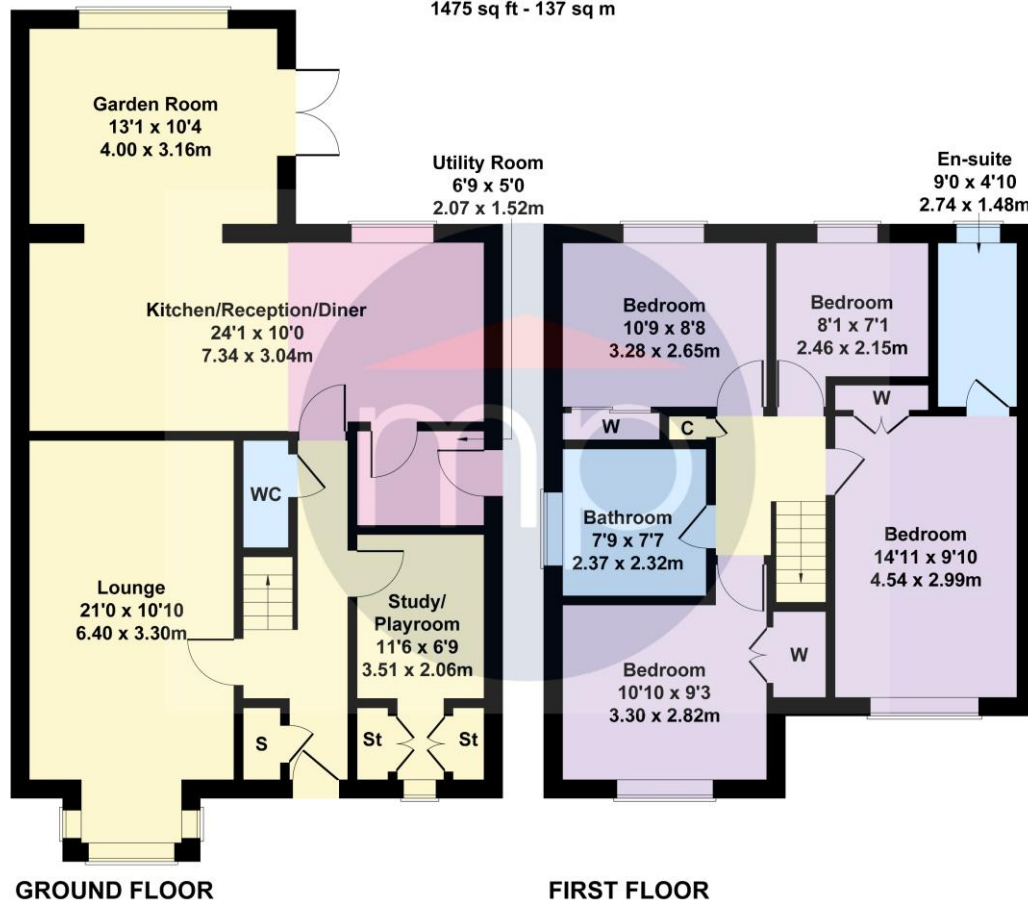


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Fearnhead

Approximate Gross Internal Area
1475 sq ft - 137 sq m



Not to Scale. Produced by The Plan Portal 2026
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