

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 ensuite 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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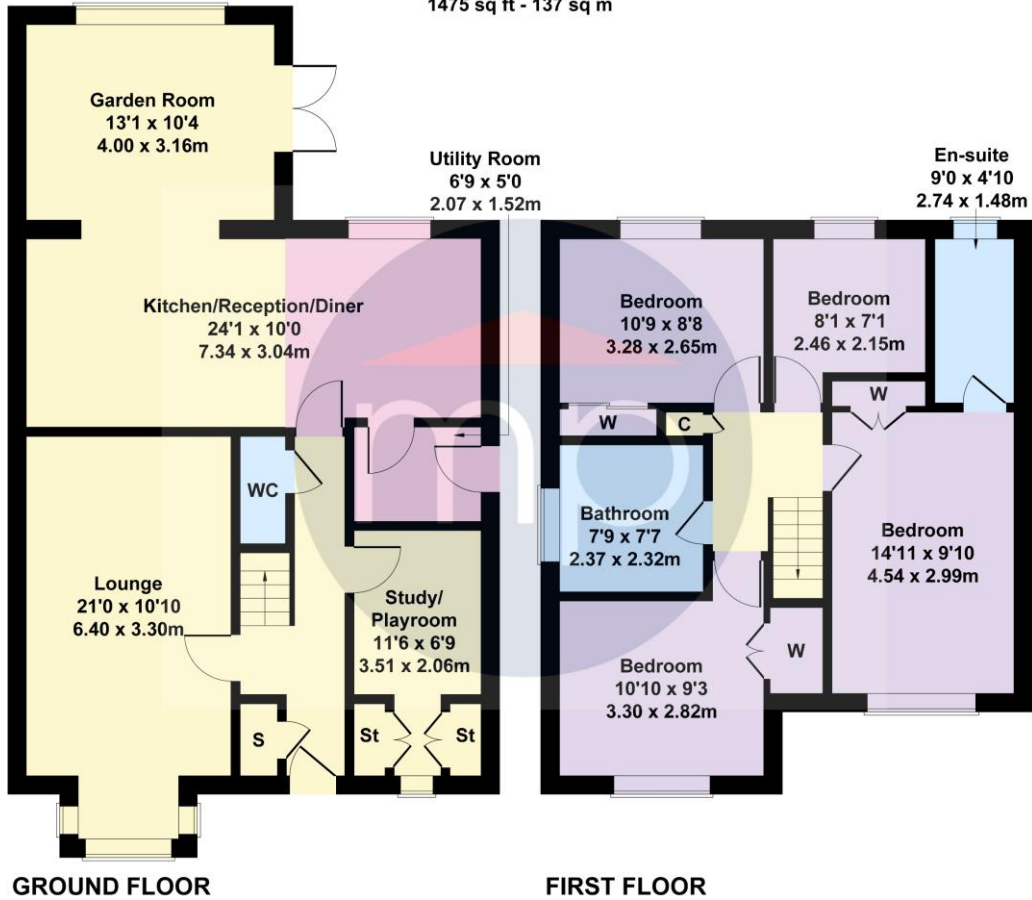


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Fearnhead

Approximate Gross Internal Area
1475 sq ft - 137 sq m



Not to Scale. Produced by The Plan Portal 2026
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