



Trefoil Wood, Marton-In-Cleveland Middlesbrough TS7 8RR

welcome to

Trefoil Wood, Marton-In-Cleveland Middlesbrough

Stunning four bedroom detached family home situated within Marton Manor, The ground floor hosts a spacious family lounge, orangery, modern fitted kitchen, utility room, well proportioned bedrooms, family bathroom suite. multiple car driveway, garage and well maintained rear garden.

Entrance Hall

Entered via UPVC double glazed door into hallway, Karndean flooring, stairs to first floor, radiator.

Downstairs Wc

Low level low flush WC, cladded walls, UPVC double glazed window to side, wash hand basin with mixer taps.

Utility

Wall and base units with complimentary working surfaces, plumbing for washing machine, recess for fridge freezer, boiler.

Kitchen

14' 9" (max) x 9' (max) (4.50m (max) x 2.74m (max)) Range of wall and base units with complimentary working surfaces, four ring gas hob, integral electric oven, extractor fan, tiled splashbacks, 1 1/2 bowl sink with draining board and mixer taps, UPVC double glazed window to rear, space for under counter fridge, UPVC double glazed door to side, radiator.

Lounge

24' 5" (max) x 12' 1" (max) (7.44m (max) x 3.68m (max)) UPVC double glazed window to front, radiator, media wall with insert fire, tv point, telephone point, cupboard in alcoves, radiator, shelving.

Orangery

12' 2" (max) x 7' 10" (max) (3.71m (max) x 2.39m (max)) UPVC double glazed doors to rear, UPVC double glazed windows to side, coved cornicing.

Landing First Floor

UPVC double glazed window to front, storage cupboard.

Family Bathroom

Low level low flush WC, radiator, wash hand basin with mixer taps and under storage, UPVC double glazed window to side, panel bath with mixer taps and wall mounted shower head, chrome heated towel rail.

Bedroom 1

12' 4" (max) x 12' 5" (max) (3.76m (max) x 3.78m (max)) UPVC double glazed window to front, radiator.

Bedroom 2

11' 10" (max) x 10' 5" (max) (3.61m (max) x 3.17m (max)) UPVC double glazed window to rear, radiator, built in wardrobes.

Bedroom 3

12' 5" (max) x 8' 7" (Max) (3.78m (max) x 2.62m (Max)) UPVC double glazed window to rear, radiator, built in wardrobes.

Bedroom 4

9' 2" (max) x 7' 10" (max) (2.79m (max) x 2.39m (max)) UPVC double glazed window to front, radiator.

Externally Rear Garden

Patio seating area, flowerbed edge, raised decking area, external taps.

Front Garden

Access down the side of property, driveway leading to garage.

Garage





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Trefoil Wood, Marton-In-Cleveland Middlesbrough

- FOUR WELL PROPORTIONED BEDROOMS
- MULTIPLE CAR DRIVEWAY
- ORANGERY
- UTILITY ROOM
- GARAGE

Tenure: Freehold EPC Rating: E

£300,000



Ground Floor



First Floor

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