



Rushmere, Marton-In-Cleveland Middlesbrough TS8 9XL

welcome to

Rushmere, Marton-In-Cleveland Middlesbrough

No expense has been spared in this stunning four-bedroom detached family home, offering luxurious living throughout and a show-stopping interior finish. This truly exceptional home must be seen to be fully appreciated.

Entrance Hall

Entered via composite door into hallway, radiator, stairs to first floor, oak staircase with glass panelling, coved cornicing, understairs storage cupboard, moduleo luxury vinyl tiled flooring.

Living Room

12' 3" into alcove x 11' 1" into bay (3.73m into alcove x 3.38m into bay)
UPVC double glazed bay window to front, radiator x2, coved cornicing, feature fire place.

Kitchen Diner

21' 4" x 9' 8" (6.50m x 2.95m)
UPVC double glazed window to rear, radiator, fitted kitchen, range of wall and base units, contrasting quartz work surfaces, 1 1/2 bowl single drainer sink unit with mixer tap, combi microwave oven, larder fridge and larder freezer, dishwasher, five ring induction hob, two wine coolers, extractor above, splashback, kitchen island, ceiling spotlights.

Family Room

2x electric velux window sky lights, bi-fold doors, UPVC double glazed window to rear, moduleo luxury vinyl tiled flooring. A standout feature of the living space is the stunning bespoke media wall, designed to combine style with functionality. It features a sleek integrated TV recess, a modern built-in fireplace with a glass surround, and elegant quartz shelving that adds a touch of luxury. The media unit is finished with natural wood-effect cabinetry, offering discreet storage while complementing the warm tones of the flooring.

Utility

6' 1" x 5' 2" (1.85m x 1.57m)
Composite door to rear, fitted utility, sink bowl single drainer sink unit, recess for appliances,

radiator, access to W/C.

Downstairs W/C

Low level flush W/C, vanity style wash hand basin, UPVC double glazed opaque to side, radiator.

Landing

Radiator, built in storage cupboard, roof void.

Bedroom 1

15' 7" x 10' 6" (4.75m x 3.20m)
UPVC double glazed window to front, fitted wardrobes, radiator, access to ensuite.

Ensuite

Double walk-in shower with rain shower and extra attachment, UPVC double glazed opaque window to front, vanity style wash hand basin, ceiling spotlights, mid level flush W/C, heated towel style radiator, tiled walls and flooring, extractor.

Bedroom 2

9' 2" x 16' 4" (2.79m x 4.98m)
UPVC double glazed window to front, radiator, built in storage.

Bedroom 3

9' 5" x 10' 6" (2.87m x 3.20m)
UPVC double glazed window to rear, radiator.

Bedroom 4

9' 3" x 9' 4" incl door recess (2.82m x 2.84m incl door recess)
PVC double glazed window to rear, radiator, Karndean flooring.





Bathroom

Vanity style wash hand basin, heated towel style radiator, ceiling spotlights, tiled walls and flooring, mid level flush W/C, extractor, bath with mixer attachment and over bath rain shower.

Externally

Front Garden

Mainly laid to lawn, driveway and garage provide off road parking.

Rear Garden

Enclosed, mainly laid to lawn, flower borders and shrubbery, waterfall water feature.



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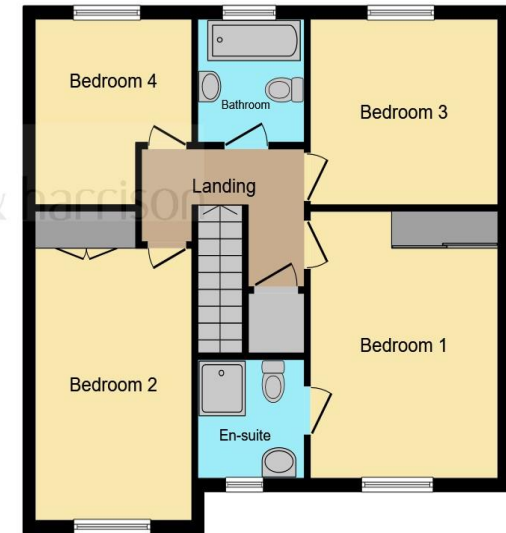
- UNDER FLOOR HEATING TO THE FAMILY ROOM
- EXTENDED
- LANDSCAPED GARDEN
- NO EXPENSE SPARED
- AMPLE PARKING

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£325,000



Ground Floor



First Floor

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