



Larkspur Road, Marton-In-Cleveland,
Offers In Excess Of £360,000



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Larkspur Road, Marton-In-Cleveland, Middlesbrough,
Cleveland

Offers In Excess Of £360,000

VIEWINGS AND OFFERS INVITED

Superb detached home* 3 reception
rooms*Delightful gardens*Ample off road
parking* Popular residential locations*
Call Reeds Rains*

AGENTS NOTE

ENTRANCE PORCH

Looking for your forever home?, then stop, your search is over. This superb detached home is packed with space and is likely to appeal to a growing family. Larkspur Road is situated on this popular residential development and is well placed for local amenities, shopping requirements and educational facilities. The property is also conveniently situated for road networks throughout Teesside and beyond, public transport and rail. On arriving at this home buyers are welcomed to the entrance hall via the porch, with a spindled staircase to the first floor accommodation and storage cupboard below. There is also a ground floor cloakroom/ Wc which is ideal for a family. The lounge and dining are open plan providing a family with a great space for everyday life or home entertaining and is flooded with natural light from the double glazed window to the front elevation. Providing a focal point within the the room is an attractive fireplace house a gas fire. Taking advantage of the rear garden aspect is the garden room with skylight and is accessed via the lounge/ dining room. Adjacent to dining are is the fitted kitchen which includes a range of base and wall units, drawers and work surfaces, breakfast,

together with sink tap and splash back. There is also a space for a range of appliances. Completing the ground floor accommodation is a third reception room offering buyers potential for a variety of uses. Moving through the accommodation and up the first floor the landing includes a huge amount of storage facilities. The generous master bedroom includes fitted wardrobes and en-suite shower room/ Wc. The 4 remaining bedrooms are served by the family bathroom which includes shower over the bath. Stepping outside there is a block paved drive providing off road parking and giving access to the garage and carport. The garden to the front and side are enclosed with an ornamental wall and decorative railings finished with an electric gate. The attractive gardens extend to the rear and side of the property being well tended and enjoying borders containing a variety of plants tress and shrubs. To fully appreciate tis home, buyers are urged to contact Reeds Rains to arrange viewing appointments as soon as they are able.

ENTRANCE HALL

CLOAKROOM/WC

LOUNGE/ DINING ROOM

3.70m x 3.64m (12'2" x 11'11") -L Shape
5.63m x 2.71m (18'6" x 8'11")

GARDEN ROOM

3.24m x 2.22m (10'8" x 7'4")

KITCHEN

5.05m x 3.21m (16'7" x 10'6")

FAMILY ROOM

4.27m x 2.82m (14'0" x 9'3")

FIRST FLOOR LANDING

MASTER BEDROOM

4.91m x 3.53m (16'1" x 11'7")

EN-SUITE SHOWER/WC

BEDROOM

4.34m x 2.63m (14'3" x 8'8")

BEDROOM

3.44m x 3.07m (11'4" x 10'1")



For full EPC please contact the branch

BEDROOM

2.69m x 2.89m (8'10" x 9'6")

BEDROOM

3.22m x 2.92m (10'7" x 9'7")

FAMILY BATHROOM/WC

Freehold Not confirmed

It is believed that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only

