

CLARKE | MUNRO

ESTATE AGENTS

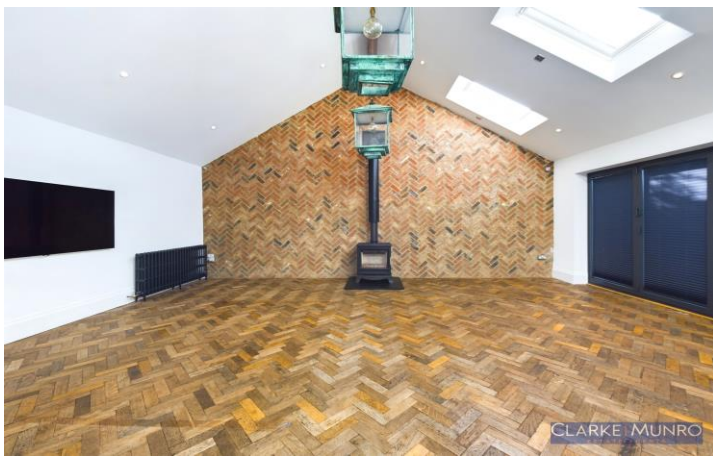
70 Trefoil Wood, Marton, Middlesbrough, TS7 8RR



Price: £327,500



01642 245 796
visit clarkemunro.com for details



Key Features:

- THIS PROPERTY IS NOT TO BE MISSED!
- NO ONWARD CHAIN
- UNIQUE FOUR BEDROOM LINK DETACHED ON A GOOD SIZED CORNER PLOT
- LOUNGE / UTILITY ROOM / GROUND FLOOR CLOAKS WC
- STUNNING 38FT BESPOKE KITCHEN / FAMILY DINING AREA WITH WOOD STOVE
- SIDE & REAR GARDENS / BLOCK PAVED DRIVEWAY LEADING ONTO AN ATTACHED GARAGE

Property Description:

Clarke Munro invite you to step inside this unique & substantially extended link detached family home set on a lovely corner plot and has been significantly upgraded to the highest of standards by the current owners. With 1625 square ft of versatile accommodation, boasting four bedrooms, larger than average living spaces and bespoke furnishings, arranging your personal space will be easy in such a sizable property. The generous floorplan briefly comprises to the ground floor you have an entrance porch leading onto the entrance hall, ground floor cloaks/WC, lounge and utility room. You then enter the gem of the property, a 38ft bespoke kitchen/family/dining area with a beautiful vaulted ceiling and skylights flooding the room with natural light and bi-folding doors opening on to the landscaped rear garden. As you enter the first floor you have four bedrooms and a family bathroom with white suite. Externally this corner plot provides you with plenty of room with side & rear gardens and a sweeping block paved driveway accessing the attached garage. This perfectly balanced floor plan offers the ideal foundation for creating a welcoming home, tailored to your needs. Whether you're an enthusiastic cook or in need of generous living or working space, this property affords you every opportunity to customize it to your liking. Viewing is essential on this property to appreciate all it has to give.

70 Trefoil Wood, Marton, Middlesbrough, TS7 8RR

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

CLARKE | MUNRO
ESTATE AGENTS



Ground Floor



Floor 1

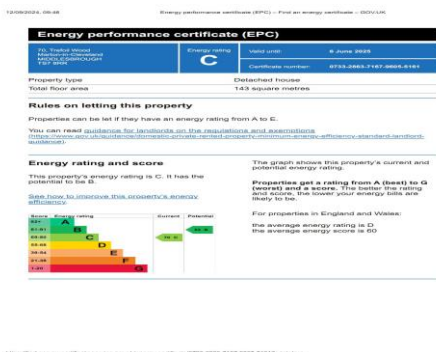
Approximate total area⁽¹⁾
1566.79 ft²
145.56 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

70 Trefoil Wood, Marton, Middlesbrough, TS7 8RR



01642 245 796
visit clarkemunro.com for details