



Gowland

## Hawkstone, Marton-In-Cleveland, Middlesbrough, TS8 9XJ

Situated within a quiet cul-de-sac on a highly popular development in Marton, this modern detached home has been extensively upgraded and refurbished throughout 2025 to an exceptional standard, creating stylish, contemporary living perfectly suited to a growing family. Beautifully presented and finished to a true show home standard, the property is ready to move straight into and enjoy.

A welcoming hallway with striking herringbone flooring sets the tone, flowing seamlessly across the entire ground floor and enhancing the home's open plan feel. The spacious lounge features a bespoke media wall with recessed shelving and a wide flame-effect electric fire, creating a cosy yet modern focal point, and opens directly into the impressive kitchen and dining area. The refitted kitchen features sleek units, slimline worktops, a Rangemaster five-burner range cooker, integrated full height fridge and freezer and dishwasher, offering both style and practicality for everyday living and entertaining. A matching utility room provides additional storage and workspace, while a convenient ground floor cloakroom completes the ground floor layout.

Upstairs there are four bedrooms offering excellent family accommodation. The master bedroom includes fitted wardrobes and a contemporary en-suite with a generous walk-in shower and on-trend black fittings. Bedrooms two and three also benefit from built-in wardrobes, and the family bathroom has been beautifully refitted with stylish sanitaryware, including a freestanding bath.

Externally, the property enjoys a block paved double width driveway, garage and lawned front garden. To the rear is a good sized enclosed garden laid mainly to lawn with two patio areas, ideal for relaxing or entertaining.

This superb home combines modern design, quality finishes and a sought after location, making it an outstanding opportunity for family buyers.

£340,000



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## HALL

## LOUNGE

14'1" x 12' (4.29m x 3.66m)

## KITCHEN/DINING ROOM

24'11" x 9'5" (7.59m x 2.87m)

## UTILITY ROOM

6'8" x 5'4" (2.03m x 1.63m)

## CLOACKROOM/WC

6'4" x 3'11" (1.93m x 1.19m)

## LANDING

## BEDROOM ONE

12'6" x 11'10" (3.81m x 3.61m)

## ENSUITE

10'2" x 6'10" (3.10m x 2.08m)

## BEDROOM TWO

11'8" x 11'4" (3.56m x 3.45m)

## BEDROOM THREE

9'9" x 8'8" (2.97m x 2.64m)

## BEDROOM FOUR

9'6" x 7'1" (2.90m x 2.16m)

## BATHROOM

9'7" x 6'3" (2.92m x 1.91m)

## GARAGE

17'5" x 7'11" (5.31m x 2.41m)

## AML PROCEDURE

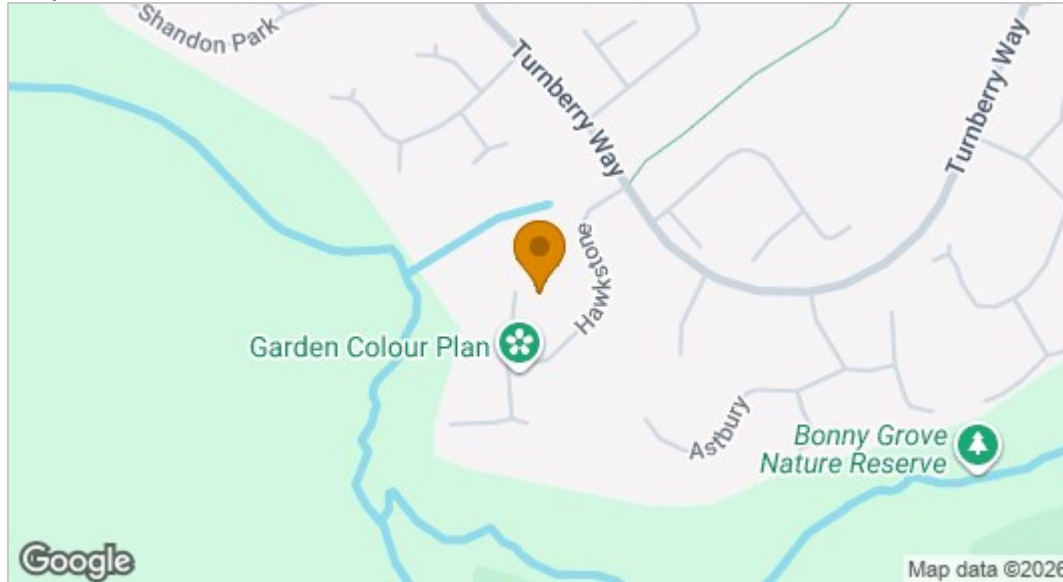
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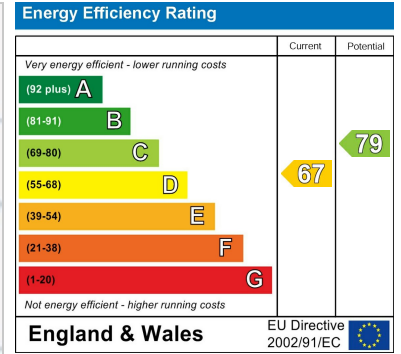




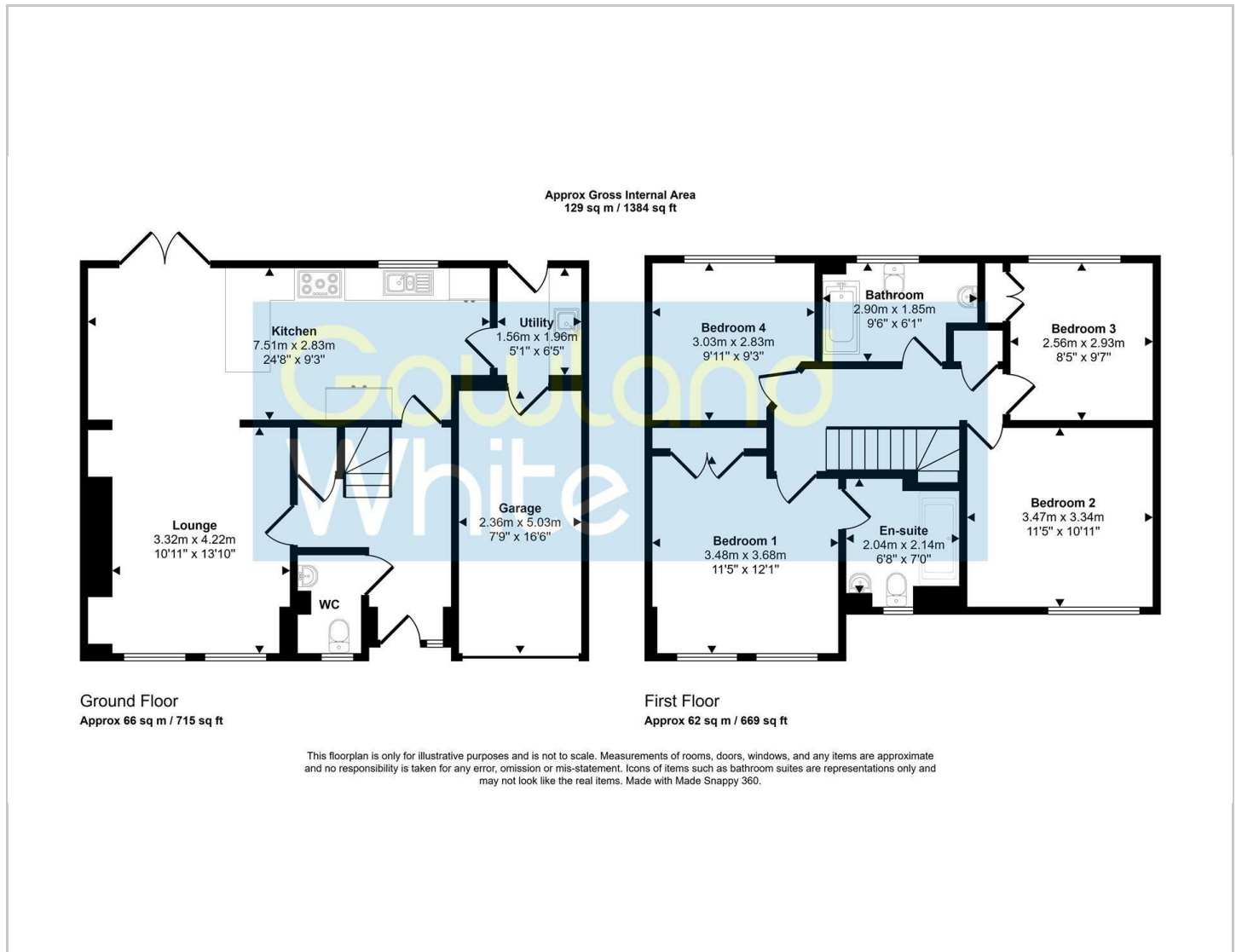
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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17 Bishop Street, Stockton on Tees, TS18 1SY

Tel: 01642 615657 Email: [stockton@gowlandwhite.co.uk](mailto:stockton@gowlandwhite.co.uk) <https://www.gowlandwhite.co.uk/>