

property details **approval form**

10 Diomed Court, Marton-In-Cleveland, Middlesbrough, Cleveland, England, TS7 8RB

Date: 07 July 2026

Property Ref and Version: MAR112283 - 0002



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£270,000

Tenure: Freehold

>> **key features**

- > MODERN KITCHEN
- > UTILITY ROOM
- > DOWNSTAIRS W/C
- > BEAUTIFUL REAR GARDEN
- > MULTIPLE CAR DRIVEWAY
- > EPC Rating: Awaited

>> **short description**

This beautifully presented four-bedroom detached bungalow is ready to move straight into and has been finished to a high standard throughout, making it an ideal home for a range of buyers.

>> **long description**

This beautifully presented four-bedroom detached bungalow is ready to move straight into and has been finished to a high standard throughout, making it an ideal home for a range of buyers. The accommodation comprises a spacious and inviting lounge, perfect for relaxing or entertaining, alongside a stylish modern kitchen/diner offering ample space for family meals and social gatherings. There are four well-proportioned bedrooms, all served by a contemporary family bathroom. Externally, the property continues to impress with beautifully maintained and landscaped rear gardens, providing a private outdoor retreat. A dedicated hot tub area adds a touch of luxury, creating the perfect space to unwind or entertain family and friends. To the front, the property benefits from a generous driveway providing off-road parking and leading to a detached garage. This exceptional bungalow combines modern living with superb outdoor space and is not to be missed. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

>> **directions**

Your Manners & Harrison office: 30 & 30a Stokesley Road, Marton, MIDDLESBROUGH, Cleveland, TS7 8DX

T 01642 311133 **E** Marton@mannersandharrison.co.uk

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>> **Agent Note**

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>> **room description**

Entrance Hallway

Access via UPVC double glazed door, void loft access, vertical wall mounted radiator.

Bathroom

Double walk in shower with wall mounted shower, extractor fan, wash hand basin with dual taps and under storage, WC, bath with dual taps, heated chrome towel rail, tiled walls and UPVC double glazed window to side.

Lounge

15' 9" max x 17' 2" max (4.80m max x 5.23m max)

UPVC double glazed window to front, radiator, TV and telephone point and electric style log burner.

Dining Room

10' x 10' 11" (3.05m x 3.33m)

Archway leading to kitchen, radiator, shelving in alcove, spotlights to ceiling,

Kitchen

7' 8" x 20' 1" (2.34m x 6.12m)

Fitted with a range of wall and base units with complimentary work surfaces, four cylinder induction hob, UPVC double glazed window to side, sink with draining board and dual taps, recess for fridge freezer, integral dual oven, UPVC double glazed patio doors leading to rear garden.

Utility Room

5' 3" x 8' 10" (1.60m x 2.69m)

UPVC double glazed door leading to rear, UPVC double glazed window to side, access to WC, worksurfaces and recess for under counter appliances.

Downstairs Wc

WC, wash hand basin and extractor unit.

Bedroom One

12' 9" including door recess x 11' 3" including wardrobes (3.89m including door recess x 3.43m including wardrobes)

UPVC double glazed window to rear, radiator, fitted wardrobes.

Bedroom Two

10' 4" x 12' 10" excluding wardrobes (3.15m x 3.91m excluding wardrobes)

UPVC double glazed window to rear, radiator and fitted wardrobes.

Bedroom Three

6' 6" x 10' 4" (1.98m x 3.15m)

UPVC double glazed window to front and radiator.

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>> room description

Bedroom Four

15' 1" excluding wardrobes x 7' 9" (4.60m excluding wardrobes x 2.36m)

UPVC double glazed window to front, fitted wardrobes and radiator.

Externally

Side garden consists of a patio area with raised flowerbed edges and access to front and rear of the property via wooden gates. To the rear there is a decking seating area with external lighting, flower beds, turfed garden, patio area with [pergola currently housing the hot tub, external electricity points and timber storage sheds. To the front there is a multiple car driveway leading to garage.

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>> **property images**



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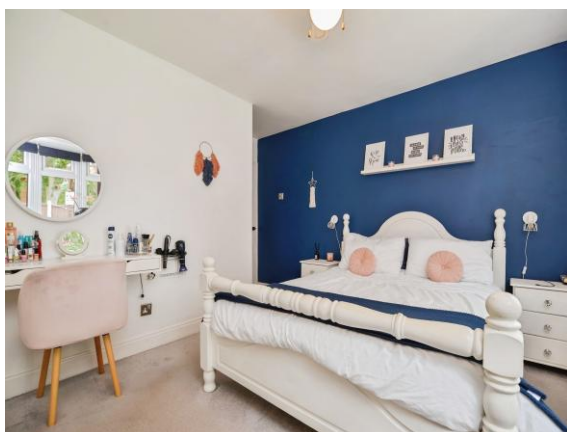
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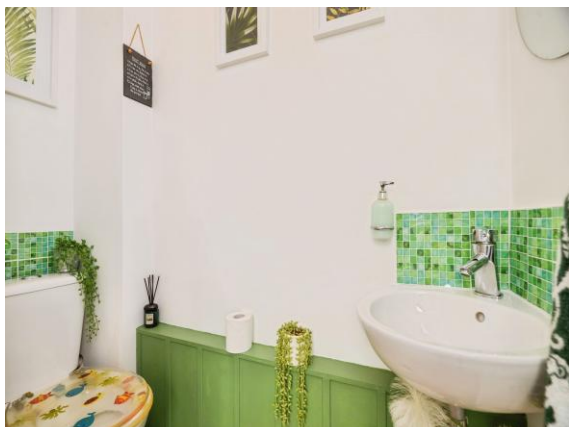
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>> **property images**



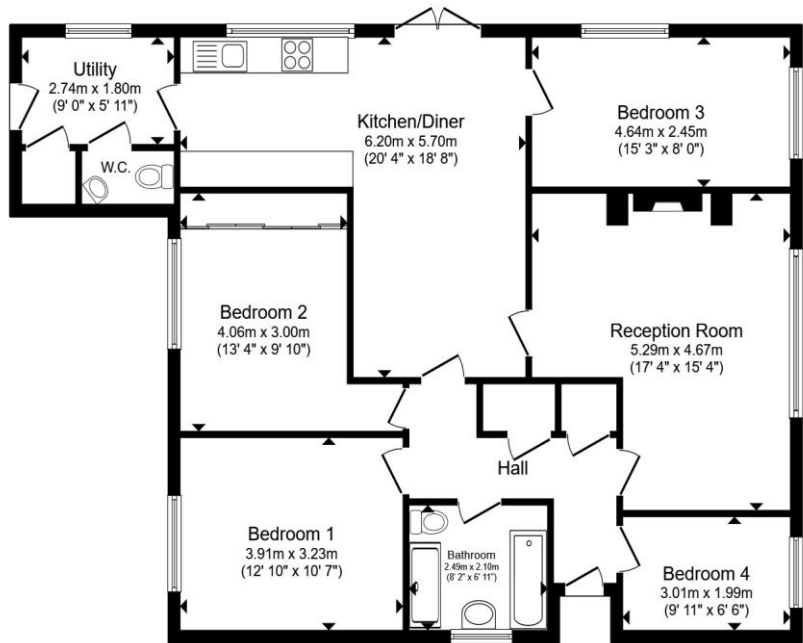
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>> floor plan



Total floor area 115.5 m² (1,244 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Luke Weighill		
Mrs S. Hood		

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