



Chestnut Drive, Marton-in-Cleveland, TS7 8BU

Offers In Region Of £190,000



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Enhanced and upgraded over the years, yet still with scope to add touches of your own, this three-bedroomed home has a flexible and up-to-date flow from room to room. There is so much on offer here, from the very generous garden and garage, and abundance of storage, to the show-stopping, open plan kitchen/dining room. Even the hallway has been cleverly reconfigured, to provide a bright and spacious welcome with access to the living room and also straight through to the kitchen. The excellent location, with its local amenities and transport links, completes the package.

This is another well designed home in a great location, offered for sale by Kathryn Barr Estate Agents and suitable for a whole host of buyers, from first timers, families and professionals to retirees.

Entrance Hall

Entered via a smart, composite front door with glazed side panels, this bright and welcoming hallway features laminate flooring, access to the living room, an opening through to the kitchen/dining area, stairs to the first floor, and useful under-stairs storage.

Living Room

A light and comfortable reception room featuring a brick effect tiled fireplace with slate hearth, alcove shelving, double storage cupboards beneath, on-trend wood panelling, very attractive parquet-style laminate flooring, coving to the ceiling, and a large front-facing window overlooking the garden. Open access leads through to the kitchen/dining room.

Open Plan Kitchen / Dining Room

A spacious, carefully designed open-plan area, decorated in soft hues and fitted with shaker-style wall and base units, providing ample storage and including cupboards, drawers and wine rack. The units extend into the dining area, and include a tall larder unit. The kitchen is equipped with a good range of wooden worktops, a Belfast sink, built-in oven with grill, induction hob and extractor, integrated dishwasher and fridge freezer, plus space for a washing machine.





A large rear-facing window overlooks the garden and this is complemented by French doors, with glazed side panels, which give direct access to the garden from the dining area - making this a room to enjoy through the seasons.

First Floor Landing

With a linen cupboard, loft hatch access, side window, and doors leading to all first-floor rooms.

Master Bedroom

A generous double bedroom with built-in wardrobes and a large front-facing window.

Bedroom Two

Another well-sized double bedroom featuring sliding-door wardrobes and a rear-facing window overlooking the garden.

Bedroom Three

A single bedroom with a front-facing window, ideal as a child's room or home office.

Bathroom

Another bright room with modern white four-piece suite comprising a panelled bath, separate corner shower with glass enclosure, pedestal wash hand basin and low-level WC. This room also benefits from fully tiled walls, a panelled ceiling, heated towel rail, and windows to the rear and side.





Externally - Frontage

A lawned garden area with shrubs and a long concrete driveway providing ample off-street parking and leading to the single garage. A gate provides access into the rear garden.

Garage

With up-and-over door, power and lighting, rear window, and a courtesy side door into the rear garden.

Rear Garden

An extensive rear garden, with a feeling of privacy, mainly laid to lawn with hedge and shrub borders, and a concrete patio area – perfect for outdoor entertaining and family use. There is the opportunity here for this fabulous, family friendly space to remain low-maintenance or for the keen garden to set to and enjoy.

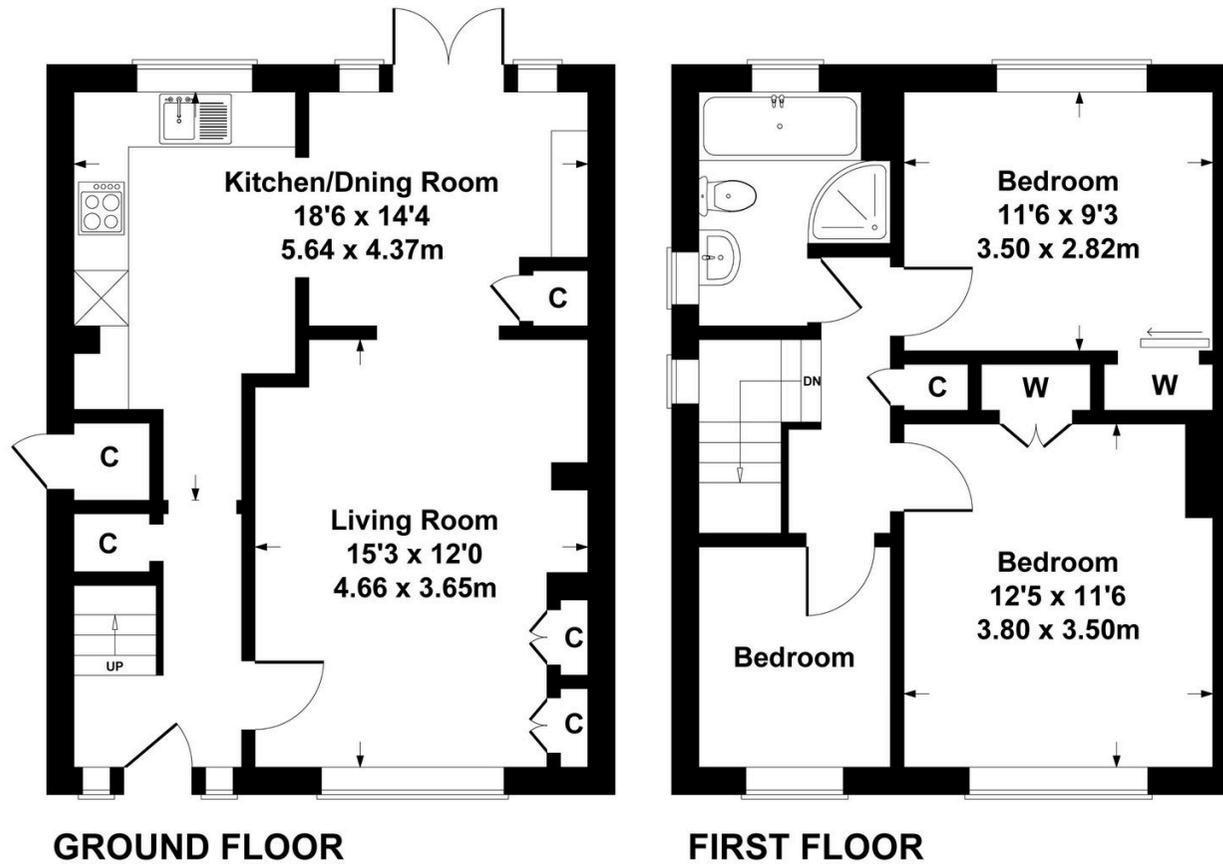
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59 Chestnut Drive, Marton, TS7 8BU

Approximate gross internal area

House - 83 sq m - 893 sq ft



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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