



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



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

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)

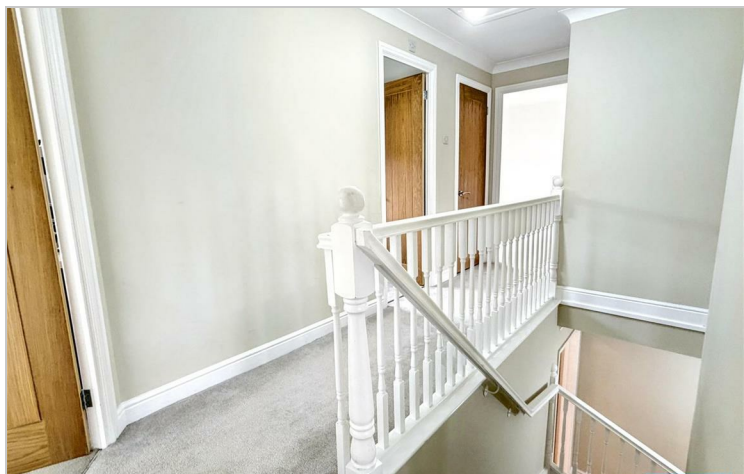
GARAGE

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

AML PROCEDURE

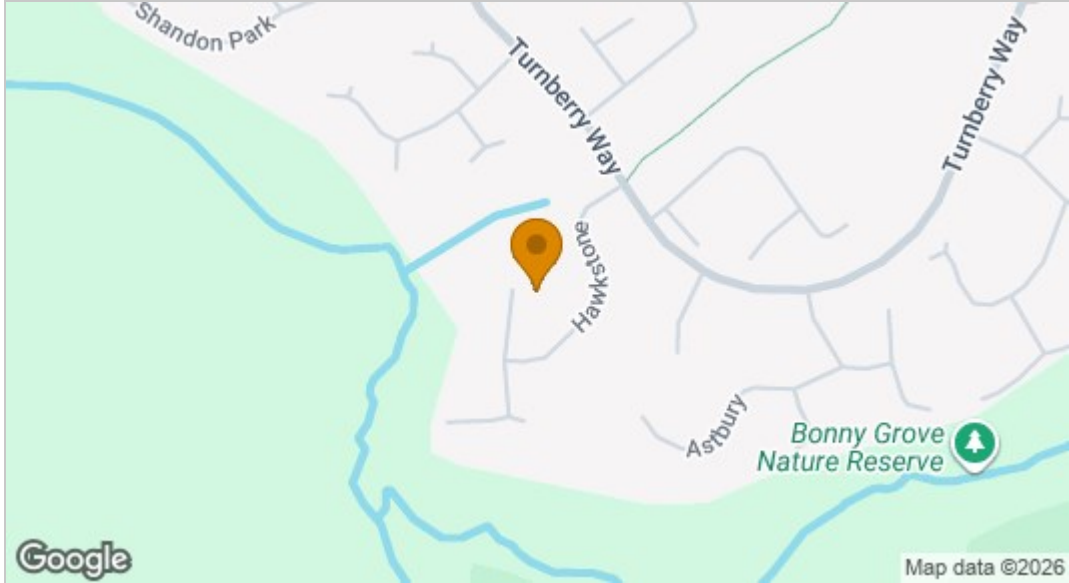
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



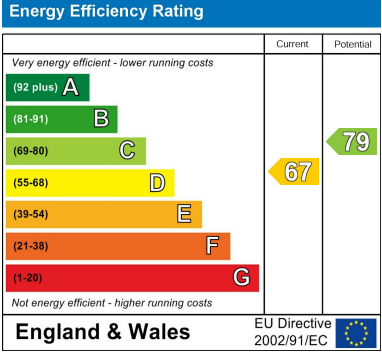




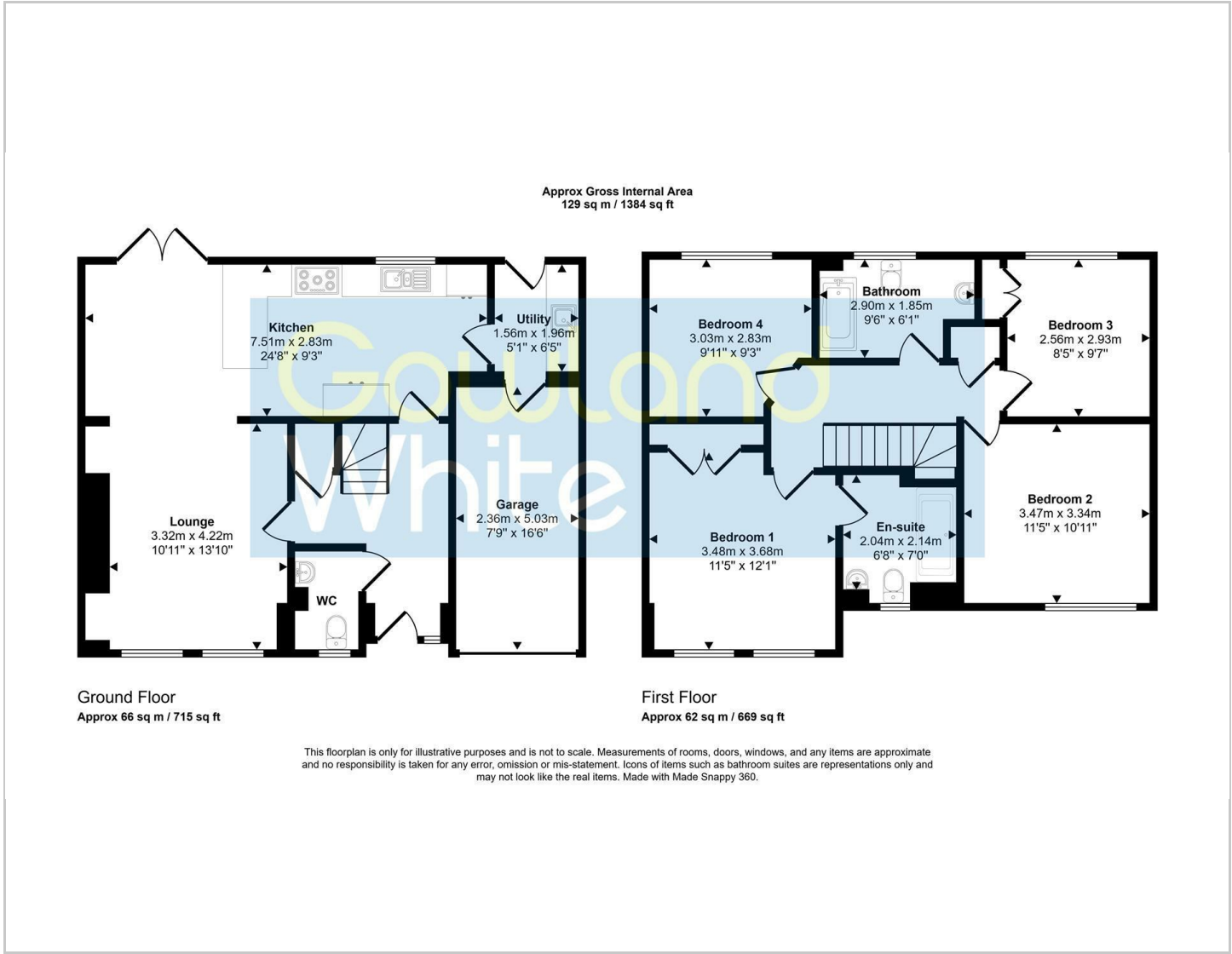
Map



EPC graph



Floor Plan



VIEWING

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.