

Larkspur Road, Marton-In-Cleveland



Guide Price £320,000

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Nestled in the desirable area of Marton-In-Cleveland, Larkspur Road presents an exceptional opportunity to acquire a significantly extended detached house, perfect for larger families, with 'highly regarded' schooling nearby. This impressive property boasts approximately 1800 square feet of living space, featuring a large lounge/diner, kitchen/diner, family room and sun-room on the ground floor.

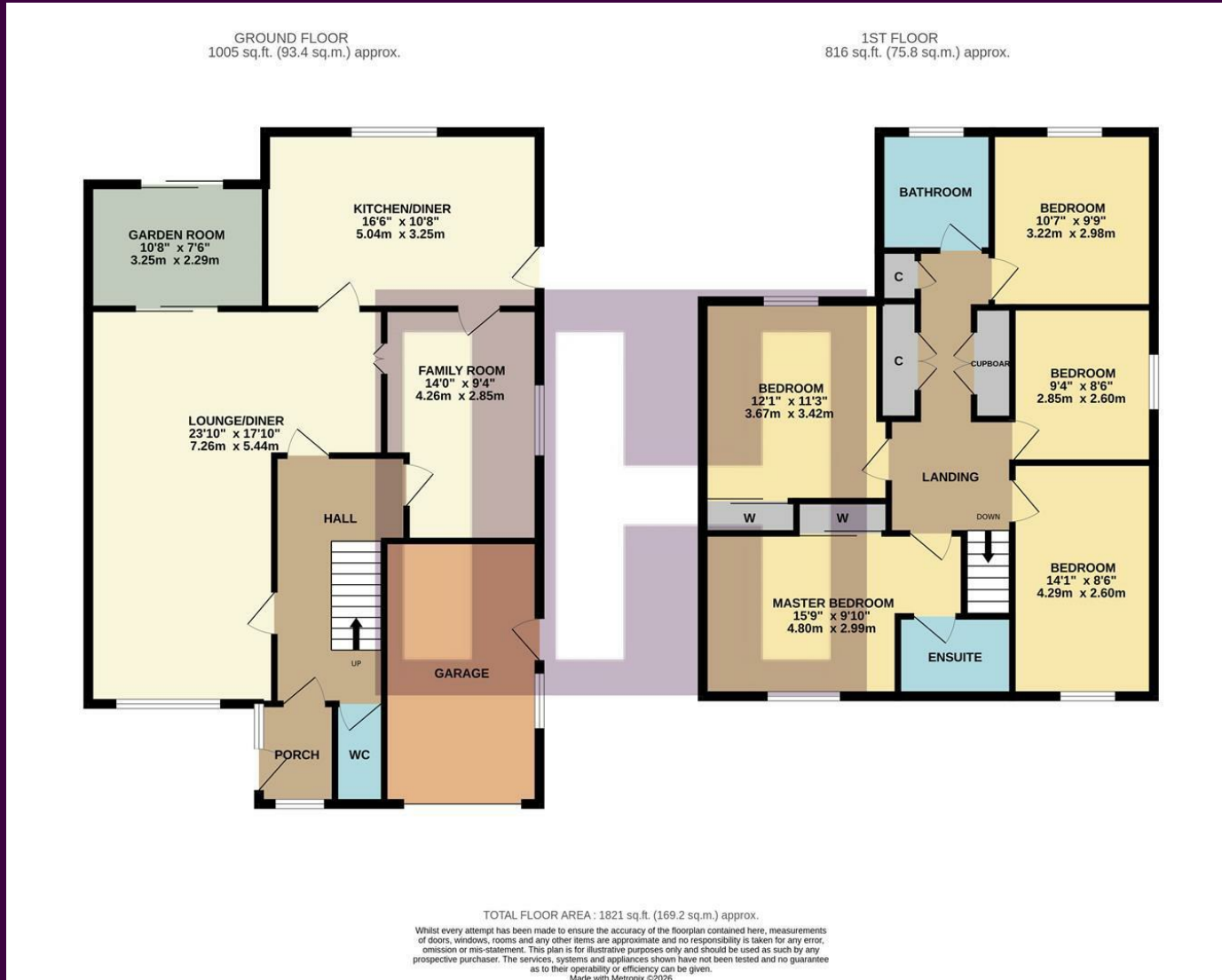
The home delivers five spacious bedrooms, ensuring that there is plenty of space for family members or guests. 'Master' being ensuite, separate updated bathroom.

Set on a substantial plot, the property is enhanced by an electric gated block-paved driveway, offering parking for up to seven vehicles, a rare find in residential properties. The wrap-around side and rear gardens provide a delightful outdoor space, perfect for children to play or for hosting summer gatherings.

Certainly at a point that some cosmetic updating is required, but providing a great opportunity to become a remarkable family home that offers both space and convenience in a lovely neighbourhood.

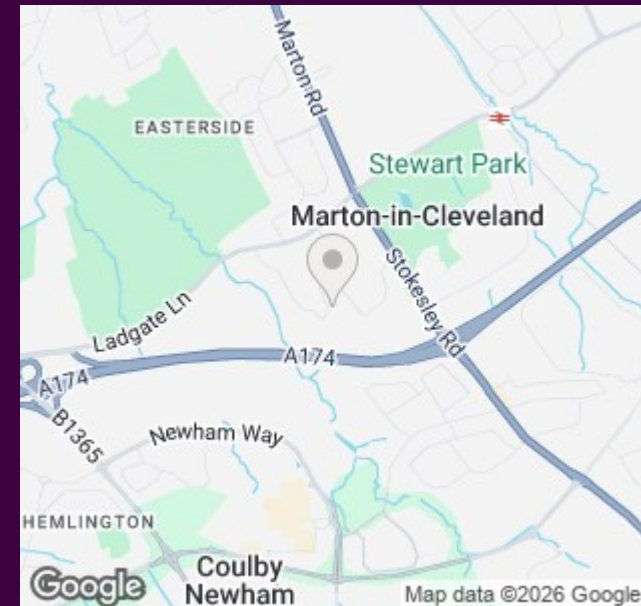


The Layout



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
EU Directive 2002/91/EC		65	76
England & Wales		England & Wales	

The Location



Council Tax Band:
Tenure:

D
Freehold



- Sensible Offers Invited
- Extensive, electric gated block-paved drive and parking, integral garage, and car-port
- Desirable location close to 'highly regarded' schooling and James Cook Hospital
- Impressively large main lounge, garden room, kitchen/diner and family room
- Five generous bedrooms, 'Master' being ensuite
- In need of some cosmetic updating, but bursting with potential
- No Forward Chain



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