



SMITH & FRIENDS are delighted to offer to the market this spectacular and FULLY RENOVATED split level 3/4 bedroom individually designed detached property situated in Marton. Early inspection is recommended to fully appreciate this beautiful family home and its high quality finish. The property benefits from hardwood internal doors throughout, a new kitchen, new flooring throughout and a full redecoration. The impressive living accommodation briefly comprises of; a grand feature entrance hallway with staircases giving access to the first floor rooms, a cloakroom/WC, bedroom/dining room, a re fitted stunning fully equipped open kitchen/diner with spectacular units and with the benefit of a cooking island and inset fire creating a fantastic living space, a useful utility with access to the integrated garage, stairs leading to the lounge area which is complete with an impressive log burner and bi-folding doors opening to the rear garden onto a decked area. To the first floor there are two bedrooms, one with a Juliet balcony with picturesque views of the garden to enjoy during the summer months, an outstanding four piece family bathroom. The second landing gives access to the master bedroom which is completed with attractive fitted wardrobes and an en-suite shower room. The property occupies a fantastic plot to the front & rear with the front of the property offering parking for 2 vehicles leading to the garage an a well cared for lawn. To the rear is a secluded garden which overlooks woodland and is mainly laid to lawn with various seating areas and a greenhouse.

**Marlborough Road, Marton, TS7 8LB**  
**4 Bed - House - Detached**  
**£420,000**  
**EPC Rating:**  
**Council Tax Band: F**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
 ESTATE AGENTS

Marlborough Road, TS7 8LB



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

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