



1 Diomed Court
Marton Manor, TS7 8RB

£210,000

Energy Rating : C



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Description

Dive into contemporary elegance with this stunning & heavily extended 4 bedroom semi-detached home perfectly designed to prioritize both comfort & style. Perfect for families, this property delivers comfort wrapped in chic simplicity, offering you not just a house, but a home. Step inside and fall in love, this could be the dream you've been waiting for! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, open plan modern fitted kitchen/dining area, living/family room and prestigious conservatory. To the first-floor; master bedroom with quality fitted wardrobes, two further double bedrooms, luxury family shower room/WC and bedroom 4. Externally; driveway & detached garage which are accessed from the rear and beautifully landscaped garden with the rear boasting a WEST-facing aspect.

Accommodation

Entrance Hall

Composite entrance door to the front with adjacent glazed surround. Double radiator and a useful understairs storage cupboard. Attractive spindle staircase to the first floor, distinctive LVT flooring and decorative ceiling coving.

Open Plan Modern Fitted Kitchen/Dining Room 9' 6" x 15' 9" (2.89m x 4.80m)

Modern range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Composite inset sink unit with mixer tap, integrated washing machine, integrated under counter fridge and integrated under counter freezer. Built in electric oven with hob and stainless steel cooker hood over, distinctive LVT flooring, single radiator, composite entrance door to the rear and upvc double glazed windows to the front and rear.

Open Plan Living/Family Room 10' 8" x 26' 4" (3.25m x 8.02m)

Light and airy dual aspect room with upvc double glazed bow window to the front and upvc double glazed french doors to the rear which give access to the conservatory and allowing the room to fill with plenty of natural light. Two radiators and a feature wall mounted gas fire with decorative surround, stylish laminate flooring, wall lights and decorative ceiling coving.

Prestigious Conservatory 12' 9" x 8' 9" (3.88m x 2.66m)

Upvc double glazed french doors to the side giving an effortless connection to the rear garden and stylish laminate flooring.

First Floor

Landing

Attractive spindle staircase, useful storage cupboard, independent access to all rooms and to the loft space. Decorative ceiling coving.

Master Bedroom 14' 1" x 8' 2" (4.29m x 2.49m)

Upvc double glazed window to the front, single radiator, quality fitted bedroom furniture including wardrobes, matching drawer units and bedside units.

Bedroom 2 11' 6" x 9' 1" (3.50m x 2.77m)

Upvc double glazed window to the rear, double radiator, quality fitted bedroom furniture including wardrobe, base storage units and bedside units. Decorative ceiling coving.

Bedroom 3 6' 9" x 0' 8" (2.06m x 0.20m)

Upvc double glazed window to the front and rear, single radiator and decorative ceiling coving.

Luxury Family Shower Room

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Modern white suite comprising of a walk in shower cubicle, vanity unit housing the wash hand basin with mixer tap, push button wc and base storage unit. Chrome towel radiator, distinctive LVT flooring, tiled surrounds, PVC clad ceiling with downlights and a upvc double glazed window to the rear.

Bedroom 4 8' 8" x 6' 7" (2.64m x 2.01m)

Upvc double glazed window to the front, double radiator, quality fitted wardrobe and decorative ceiling coving.

Externally

Driveway

Located to the rear with double gates and leads to the detached garage and offers ample off street parking.

Detached Garage

Up and over door, power/light and a side courtesy door.

Gardens

The front/side garden gives off a beautiful first impression sitting behind an attractive dwarf wall is mainly laid to a raised pebbled area filled with an array of considered and established planting with block paved footpaths. The rear/side is beautifully landscaped and enjoys a fantastic degree of privacy and benefits from a west facing aspect making it ideal for enjoying those warm summer evenings. Beginning with two decked patio area before extending onto a mature lawn with established raised borders. Block paved footpaths and further boasting an outside tap, security lighting, side access gate and garden shed.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

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Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.