



5 Linden Crescent
Marton, TS7 8JF

£375,000

Energy Rating : D



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Description

Location, Location, Location! Have you been searching for the perfect family home packed with quality & luxury but without compromising on space & practicalities? Then have a look at what this stunning home has to offer! Residing on a fantastic plot in a glorious position on a super highly sought after development this executive home has it all. Providing the perfect example of how modern aesthetics blend seamlessly with traditional features. So what are you waiting? Come and find your dream home NOW! The property benefits from gas central heating and uPVC double glazing, elegantly comprising; prestigious reception hall, downstairs cloaks/WC, living room, open plan family/dining room, stunning heart of the home fitted kitchen and prestigious conservatory. To the first-floor; elegant master bedroom with dressing area and luxury en-suite shower room/WC. Three further double bedrooms and luxury family bathroom/WC. Externally; extensive & attractive block paved driveway, double integral garage, beautifully landscaped gardens to the front & rear.

Accommodation

Prestigious Reception Hall

Giving the first impressions of the size, quality and space this beautiful home has to offer with a upvc double glazed entrance door to the front, double radiator, stylish solid oak flooring, double partially glazed oak doors giving access into the dining room. Glazed balustrade oak staircase off to the first floor.

Downstairs Cloakroom

Modern white suite comprising of a push button wc, vanity wash hand basin with mixer tap and base storage unit. Useful storage cupboard, stylish solid oak flooring, double radiator and a upvc double glazed window to the front.

Living Room 10' 4" x 14' 4" (3.15m x 4.37m)

Upvc double glazed bow window to the front, upvc double glazed window to the side allowing the room to fill with a good degree of natural light. Feature wall mounted electric flicker flame fire with decorative surround, wall lights and an opening to the dining/family room.

Open Plan Dining/Family Room 29' 3" x 8' 6" (8.91m x 2.59m)

Upvc double glazed window to the rear, upvc double glazed french doors to the rear and a upvc double glazed entrance door to the rear. Two double radiators, stylish solid oak flooring, decorative ceiling coving and an opening to the kitchen.

Stunning Fitted Kitchen 7' 9" x 10' 4" (2.36m x 3.15m)

Stunning and quality range of wall and base units incorporating drawers, quartz worktops and co-ordinating upstands. Stainless steel inset sink unit with mixer tap, integrated dishwasher, space for an American style fridge freezer and space for a range style cooker with cooker hood over. Stylish solid oak flooring, downlights and opening to the dining room.

Prestigious Conservatory 9' 11" x 12' 4" (3.02m x 3.76m)

Upvc double glazed french doors to the side which give an effortless connection to the rear garden. Stylish solid oak flooring.

First Floor

Landing

Upvc double glazed window to the front, attractive glazed balustrade and independent access to all rooms and to the loft space.

Master Bedroom 10' 5" x 14' 1" (3.17m x 4.29m)

Upvc double glazed window to the front, double radiator, range of quality fitted wardrobes creating an ideal dressing area. Downlights and decorative ceiling coving.

Luxury En-Suite Shower Room

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Modern white suite comprising of a double walk in shower cubicle with both handheld and rainfall shower attachments. Vanity unit housing the wash hand basin with waterfall mixer tap, push button wc and base storage units. Chrome towel radiator, tiled surrounds, downlights, stylish LVT flooring and roof window.

Bedroom 2 10' 9" x 12' 3" (3.27m x 3.73m)

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

Bedroom 3 9' 2" x 11' 3" (2.79m x 3.43m)

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

Bedroom 4 8' 8" x 8' 8" (2.64m x 2.64m)

Upvc double glazed window to the rear, double radiator, quality fitted wardrobes and decorative ceiling coving.

Luxury Family Bathroom

Modern white suite comprising of a roll top bath with mixer tap and shower attachment. Separate double shower cubicle, vanity unit housing the wash hand basin with mixer tap, push button wc, base storage unit and a matching wall store unit. Tiled surrounds and an extractor unit.

Externally

Driveway

Extensive and attractive block paved driveway that leads to the integral garage and offers ample off street parking.

Integral Garage

Electric up and over door, power/light and a rear courtesy door.

Gardens

The front sits behind an attractive dwarf wall with wrought iron detail and is laid to an artificial lawned area with block paved footpaths. The rear has been beautifully landscaped creating the most amazing space to kick back and relax. Enjoying a fantastic degree of privacy and benefiting from a west facing aspect this haven of relaxation offers outside space that can be enjoyed all year round. Beginning with a sheltered block paved patio area before extending onto multiple different lawned and patio areas all tied together with considered planting and attractive borders. Further boasting; workshop/summerhouse, shed and security lighting.

Council Tax Band

Council tax band:- D

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

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Agent Notes

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Energy rating and score

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

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.