



Braemar Road, Rossmere, TS25 3BZ
4 Bed - Bungalow - Detached
£240,000

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Braemar Road Rossmere, TS25 3BZ

****REDUCED FROM £245,000** A BEAUTIFUL SELF BUILD PROPERTY ** DECEPTIVELY SPACIOUS IN SIZE **** We are delighted to offer for sale this most attractive, individually designed four bedroomed detached dormer residence. It is located in a sought after residential area at Rossmere and has excellent local amenities and transport links close by. It is also within easy strolling distance to Rossmere Park. Features include gas central heating and has uPVC double glazing. This substantial home offers extremely spacious and versatile living accommodation which briefly comprises: entrance porch, long entrance hall, cloakroom/WC which is fitted with a white suite, huge lounge which has a walk-in bay window and beautiful fire surround with a multi-fuel cast iron stove, separate dining room, stunning kitchen/breakfast room which has been extensively fitted with cream 'gloss' style units and includes built-in appliances which in turn leads to a good sized utility room which complements the kitchen being extensively fitted with cream 'gloss' style units and includes an integrated washing machine. To complete the ground floor accommodation is a very generous sized master bedroom which has a luxuriously appointed en suite shower room/WC which is fitted with a white suite. To the first floor are three bedrooms, two being of a generous size, plus an impressive bathroom/WC which has been fitted with a white suite and has a shower fitting over the bath. Externally are low maintenance gardens to front and rear. A long block paved driveway to the side of the bungalow provides ample off street car parking and leads to the larger than usual single garage which has a remote controlled door. Fitted carpets and laminate flooring are included in the asking price. Internal viewing is a must to fully appreciate this extremely spacious home.











ENTRANCE PORCH

uPVC double glazed entrance door, uPVC double glazed windows, glazed 'Georgian' style doors with matching side screens to:

LONG ENTRANCE HALL

Closed off staircase to first floor.

CLOAKROOM/WC

Fitted with a two piece white suite comprising: pedestal wash hand basin with attractive 'mosaic' effect tiling to splashback, close coupled WC, tiling to floor, extractor fan.

HUGE LOUNGE (front) 24' into bay x 15'1 overall (7.32m into bay x 4.60m overall)

Large walk-in uPVC double glazed bay window, two uPVC double glazed windows to side creating a light and airy room, beautiful marble fire surround with multi-fuel cast iron stove, glazed 'Georgian' style double opening doors to:

DINING ROOM (rear) 9'4 x 15'2 overall (2.84m x 4.62m overall)

uPVC double glazed patio door to rear garden.

STUNNING KITCHEN/BREAKFAST ROOM 13'2 x 15'7 max dimensions (4.01m x 4.75m max dimensions)

Extensively fitted with a quality range of cream 'gloss' style base and wall units with chrome rod handles, granite working surfaces with matching splashback incorporating under mounted single drainer stainless steel sink unit with mixer tap, pelmet above with spotlights, built-in stainless steel four ring gas hob with built-in stainless steel electric oven below, matching 'chimney' style canopy with glass top housing illuminated extractor fan above, integrated fridge, integrated separate freezer, integrated dishwasher, under lighting to wall units, single inset spotlights to ceiling.

UTILITY ROOM 7'8 x 7'2 overall (2.34m x 2.18m overall)

Extensively fitted with matching cream 'gloss' style units with marble' effect working surface with matching splashback, inset single drainer stainless steel sink unit with mixer tap, integrated washing machine, storage unit with stainless steel finish roller door, single inset spotlights to ceiling, uPVC double glazed 'stable' style door to side access.

BEDROOM 1 (front) 17'10 into bay x 15'1 overall (5.44m into bay x 4.60m overall)

Built-in mirror fronted sliding wardrobes, walk-in uPVC double glazed bay window.

LUXURIOUSLY APPOINTED EN SUITE SHOWER ROOM/WC

Fitted with a three piece white suite comprising: large double shower cubicle with chrome mains shower fitting, 'vanity' style sink unit with mixer tap, white gloss storage cupboards below, close coupled WC, impressive grey tiling to splashback with matching tiling to floor, chrome heated towel radiator, single inset spotlights to ceiling.

FIRST FLOOR: LANDING

Single radiator, hatch to loft space, single inset spotlights to ceiling, built-in airing cupboard housing hot water cylinder and Baxi gas boiler, two further large walk-in storage cupboards with electric light fitting which both have a concealed door leading to a further under eaves storage area.

BEDROOM 2 (front) 18'5 x 15'2 overall (5.61m x 4.62m overall)

Large walk-in storage cupboard with electric light fitting and single radiator which has a concealed door leading to a further under eaves storage area, this could have possible wardrobe potential.

BEDROOM 3 (front) 14'9 x 14'11 overall (4.50m x 4.55m overall)

BEDROOM 4 (front) 9'4 x 7'10 max dimensions (2.84m x 2.39m max dimensions)

IMPRESSIVE BATHROOM/WC

Fitted with a three piece white suite comprising: 'P' shaped panelled bath with chrome shower fitting above, wall mounted wash hand basin with mixer tap and pop-up waste, close coupled WC, superb tiling to splashback, tiling to floor, remote controlled integrated radio, Velux double glazed roof light, chrome heated towel radiator, extractor fan, single inset spotlights to ceiling.

OUTSIDE

The front garden is enclosed by a brick boundary wall and has a block paved area which could provide extra off street car parking. A long block paved driveway to the side of the bungalow provides off street car parking for several cars and leads to the single garage. The rear garden has lawn, decking and patio areas with flower bed, garden tap, gated access to side, large timber shed included.

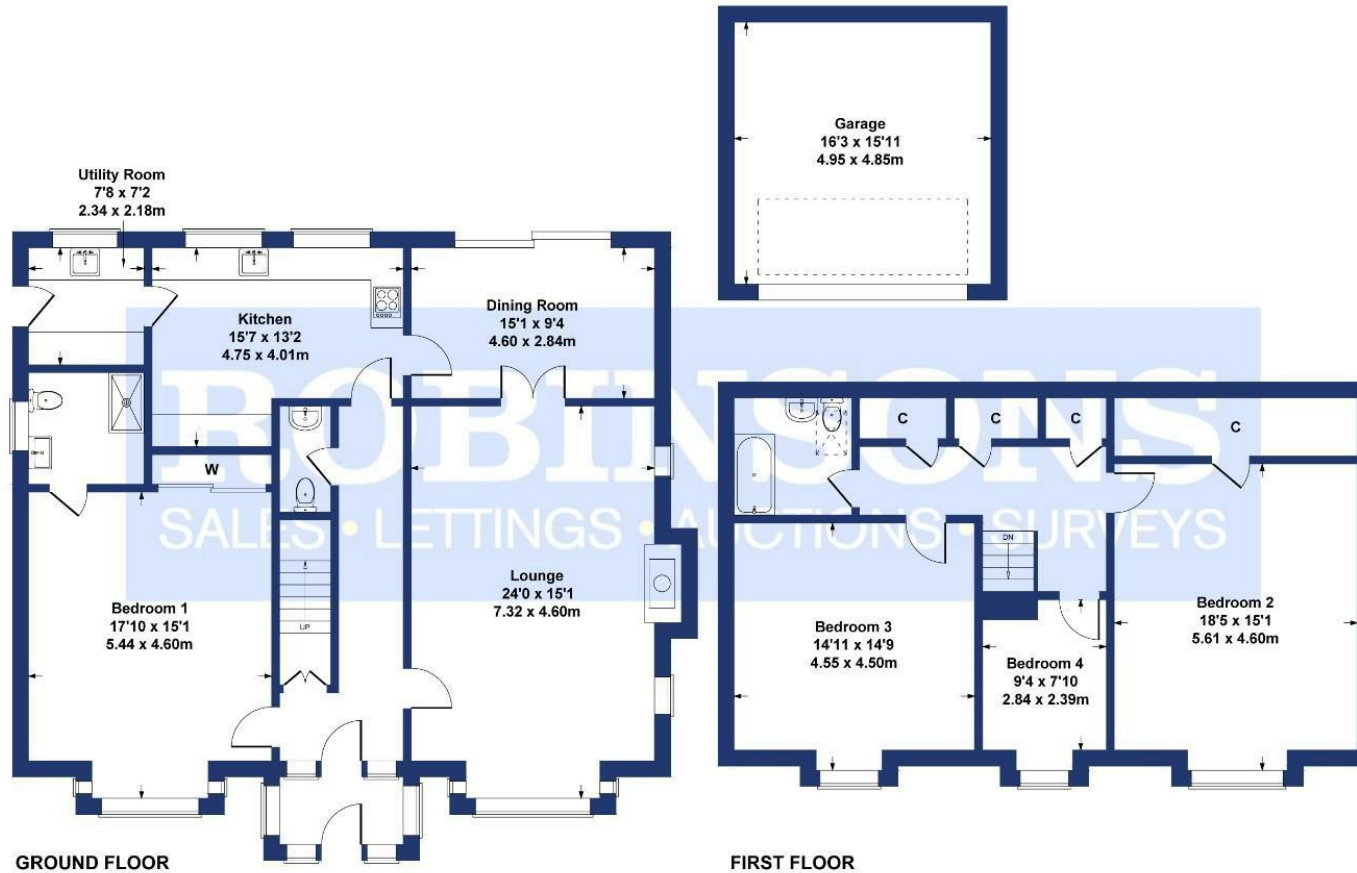
LARGE SINGLE GARAGE 16'3 x 15'1 overall (4.95m x 4.60m overall)

Remote controlled roller shutter door, power points and electric light fitting, uPVC double glazed window, personal door to garden, eaves storage for light materials, fitted workbench and shelving to walls.



Braemar Road Hartlepool

Approximate Gross Internal Area
2441 sq ft - 227 sq m



Energy Efficiency Rating		Current	Potential
View energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	70
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
View environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
info@robinsonshartlepool.co.uk
www.robinsonsestateagents.co.uk

