



Hillston Close, Naisberry Park, TS26 OPE
3 Bed - House - Detached
Offers In The Region Of £315,000

Council Tax Band: D
EPC Rating: C
Tenure: Freehold

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Hillston Close Naisberry Park, TS26 OPE

A most impressive THREE (ORIGINALLY FOUR) BEDROOM detached property occupying a prime elevated position on Hillston Close in a popular part of Naisberry Park. The home was built with four bedrooms and could be converted back with minimal fuss. An ideal purchase for family requirements with spacious accommodation that features TWO RECEPTION ROOMS and a pleasant CONSERVATORY EXTENSION. The home further benefits from a modern upgraded kitchen/diner, stunning refitted bathroom and modern en-suite shower room. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: extended entrance hall with stairs to the first floor and access to a useful guest cloakroom/wc, the spacious lounge includes a feature fire surround, electric fire and archway into the rear dining area with patio doors into the conservatory. The hall provides further access to a second sitting room/study which formed part of the original double garage. The kitchen/diner is fitted with modern high gloss units and includes a range of built-in appliances. To the first floor are three large bedrooms, with bedroom one and the original fourth bedroom being combined to make a large master suite with en-suite shower room (the fourth bedroom could be reinstated with minimal fuss and still features the original door from the landing). The main family bathroom has been recently upgraded and incorporates a stunning three piece suite, quality tiling and chrome fittings. Externally the property occupies a tucked back, elevated position with distant sea view, the front garden being part lawned, with a generous driveway providing useful off street parking, whilst leading to the garage. The generous enclosed rear garden has lawn and patio areas enjoying a good degree of privacy. **AN INTERNAL VIEWING COMES HIGHLY RECOMMENDED.** Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).











GROUND FLOOR

ENTRANCE HALL 20'10 x 6'2 (6.35m x 1.88m)

Accessed via double glazed composite entrance door with uPVC double glazed side screens, uPVC double glazed window, fitted carpet, spindled staircase to the first floor with under stairs storage cupboard, coving to ceiling, single radiator, access to:

GUEST CLOAKROOM/WC 8'1 x 3'9 (2.46m x 1.14m)

Fitted with a two piece suite comprising: pedestal wash hand basin with dual taps, low level WC, part tiling to walls, 'tile' effect vinyl flooring, uPVC double glazed window to the side aspect, single radiator.

LOUNGE/DINING ROOM

LOUNGE AREA 14'6 x 11'9 (4.42m x 3.58m)

uPVC double glazed window to the front aspect, feature fire surround with electric fire, fitted carpet, coving to ceiling, two fitted wall lights, television point, single radiator, archway to:

DINING AREA 10'1 x 9'6 (3.07m x 2.90m)

uPVC double glazed patio doors to the conservatory extension, fitted carpet, coving to ceiling, single radiator.

CONSERVATORY 10'5 x 9'3 (3.18m x 2.82m)

uPVC double glazed conservatory extension offering a pleasant transition between the home and garden via French doors, fanlight, power points.

STUDY/SITTING ROOM 16'3 x 8' (4.95m x 2.44m)

uPVC double glazed bow window to the front aspect, fitted carpet, coving to ceiling, two fitted wall lights, single radiator.

KITCHEN/DINER 16'5 x 9'10 (5.00m x 3.00m)

A modern upgraded kitchen/diner which incorporates a range of white gloss units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset single drainer sink unit with mixer tap, built-in oven with matching microwave oven above, separate four ring touch hob and extractor hood over, integrated fridge and freezer, integrated washer/dryer and integrated dishwasher, downlighting to eye level units, uPVC double glazed patio doors to the rear garden, uPVC double glazed window to the rear aspect, attractive laminate flooring, inset spotlighting to ceiling, single radiator.

FIRST FLOOR: LANDING

Built-in storage cupboard, fitted carpet, hatch to loft space, access to:

BEDROOM 1 20'8 x 10' (6.30m x 3.05m)

Originally bedrooms one and four, with two uPVC double glazed windows to the rear aspect, fitted wardrobes with sliding doors, fitted carpet, coving to ceiling, two single radiators, mirror fronted sliding doors offering storage behind and access to the en-suite shower room.

EN-SUITE SHOWER ROOM/WC 7'1 x 4'8 (2.16m x 1.42m)

Fitted with a three piece suite and chrome fittings comprising: shower

cubicle with chrome frame, glass panelled sliding door and chrome overhead shower, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, low level WC, attractive tiling to splashback and flooring, PVC panelling and spotlighting to ceiling, uPVC double glazed window to the side aspect, chrome heated towel radiator.

BEDROOM 2 11'11 x 11'4 (3.63m x 3.45m)

A good sized second bedroom with uPVC double glazed window offering a distant sea view, fitted carpet, single radiator.

BEDROOM 3 11'4 x 8'4 (3.45m x 2.54m)

uPVC double glazed window to the front aspect, again, offering a distant sea view, fitted carpet, built-in storage cupboard, single radiator.

FAMILY BATHROOM/WC 8'6 x 8'3 (2.59m x 2.51m)

Fitted with a stunning three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, protective glass shower screen, inset wash hand basin with chrome mixer tap and white gloss vanity drawers below, concealed WC with matching white gloss back, beautiful tiling to walls, uPVC double glazed window to the side aspect, chrome heated towel radiator.

OUTSIDE

The property occupies a pleasant set back position on Hillston Close, with a lawned front garden and generous driveway providing ample off street parking, whilst leading to the garage. A gate to the side of the property leads through to the spacious rear garden which incorporates patio and lawned areas, enjoying a high degree of privacy with fenced boundaries and useful timber storage shed included.

GARAGE 16'3 x 8'11 (4.95m x 2.72m)

Accessed via roller door to the front, personal door from the rear garden, light and power points.

NB

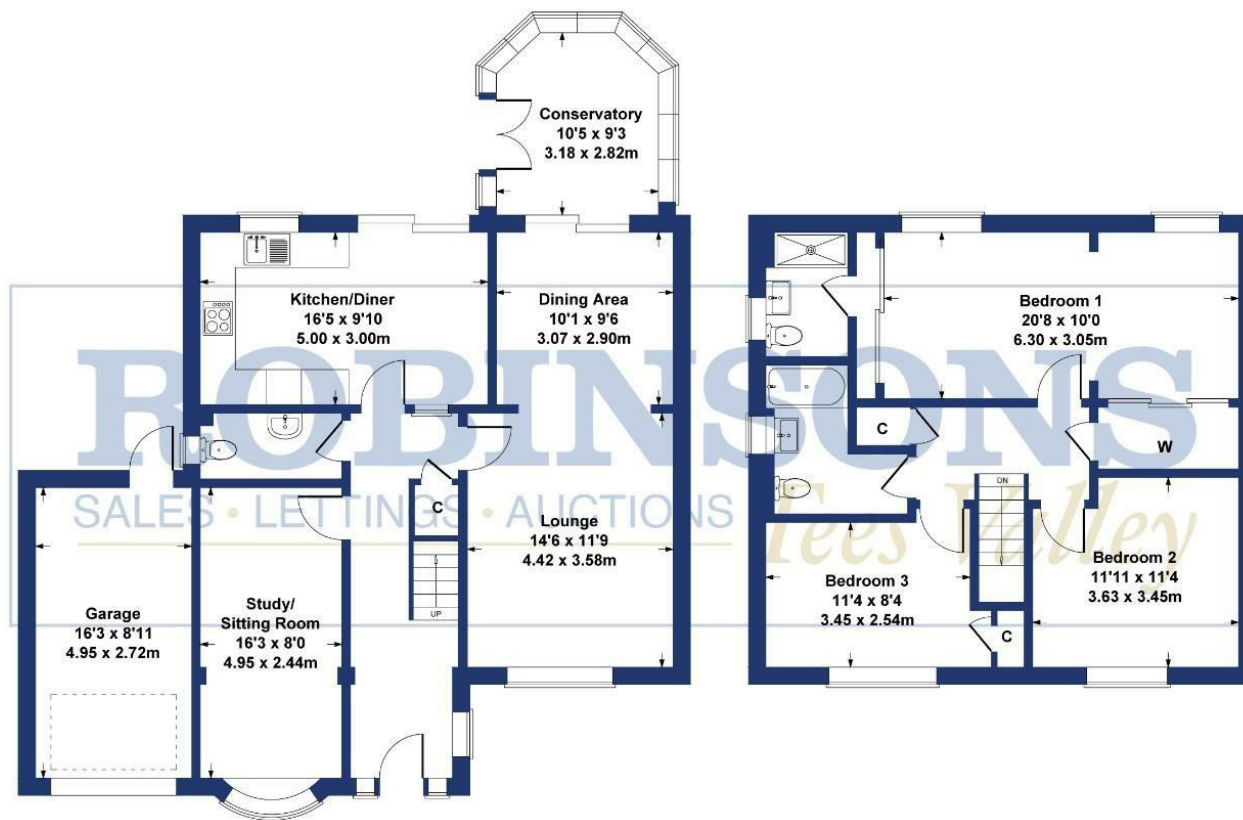
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Hillston Close

Approximate Gross Internal Area
1693 sq ft - 157 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023

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	69	79
	EU Directive 2002/91/EC	



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

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